



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 08, 2008 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:
 WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On Wednesday, December 03, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER:

The Full Board meeting was called to order at 3:01 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink

Members absent: None.

Staff present: Boughman, Limon, Shafer

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Approval of the minutes of the Single Family Design Board meeting of November 24 was postponed to December 22, 2008.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of December 1, 2008. The Consent Calendar was reviewed by Glen Deisler.

Action: Zink/Bernstein, 5/0/0. Motion carried. (Mosel, Woolery absent.)

Motion: Ratify the Consent Calendar of December 8, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping, reviewed by Erin Carroll.

Action: Zink/Carroll, 5/0/0. Motion carried. (Mosel, Woolery absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1057 Arbolado Road: City Council denied the appeal of the Preliminary Approval. The applicant was directed to work with the SFDB to provide privacy screening to a second-story deck. SFDB Members Bernstein, Mahan, and Zink attended the appeal hearing.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

721 Mountain Drive: framing covered with plastic, bin located in right-of-way for approximately one year, yellow noticing sign not posted.

DISCUSSION ITEM**(3:15) TEA FIRE REVIEW PROCESS**

Staff: Paul Casey, Community Development Director; and Bettie Weiss, City Planner

Actual Time: 3:08 p.m.

Present: Bettie Weiss, City Planner and Jaime Limon, Senior Planner; Dave Davis, Executive Director, Community Environmental Council.

Ms. Weiss and Mr. Limon explained the proposed Tea Fire review process and responded to questions from the Board. Tea Fire victims will meet with Planning Staff to discuss intentions for rebuilding. The Consultation Review participants will include a Board member, an experienced design review volunteer. Applicants may present conceptual drawings or ideas for comment, suggestions, and direction. The Consultation Review is for comments only and no action will be taken. Direction will be given for the application to return to the SFDB Consent Calendar or Full Board hearing for further review and approval. Applications proposing minor alterations may be directed to return for Planning Division Staff approval. The effort will be to keep projects at the Consent Calendar level in lieu to the Full Board for projects that are rebuilding to archived plans with minor changes. Initial noticing for the Consultation Review will be limited to onsite posting.

The Tea Fire area will be divided into four neighborhood areas with a Consultation Review team assigned to each area. Files will be prepared for each area containing parcel information, photographs, record archives, etc. The review will focus on neighborhood compatibility, including size, bulk and scale, site plan arrangement, compliance with the Neighborhood Preservation Ordinance. LEED certified architects from the local AIA chapter have been invited to participate to provide technical assistance. The Board member assigned to an applicant's Consultation team will follow the application through the Consent process.

IN-PROGRESS REVIEW**1. 3455 MARINA DR****A-1/SD-3 Zone**

(3:35) Assessor's Parcel Number: 047-022-004
 Application Number: MST2007-00221
 Owner: Silva Family Trust
 Architect: Bryan Pollard
 Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the coastal zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

Actual time: 3:44

Present: Sam Maphis, Landscape Architect; Brian Pollard, Architect; Michael Silva, Owner.

Public comment opened at 4:00 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Hilary Santee, opposed: concerned about landscaping in view corridor impacts.
3. Ronald Green, opposed: Planning Commission Resolution requires a view corridor of to be maintained, however the SFDB approved an undefined encroachment.

Public comment was closed at 4:03 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) Soften the plaster forms and corners.
- 2) Soften the rectangular chimneys to be more traditional. Provide information about chimney caps and details.
- 3) Provide cut-sheets for exterior light fixtures.
- 4) The landscape plan shall reference latest edition of Sunset Gardens for maximum planting heights.
- 5) There is to be no exposed metal flashing cap on the parapet.
- 6) Relocate the fence at the east side of the house to the pop out so that it is in the view corridor area that has a 5-6 foot height limit.
- 7) Move the window away from the false chimney to appear better proportioned.
- 8) The pool shower roof is not to exceed 6 feet in height from natural grade.
- 9) Provide a final color and materials board.

Action: Zink/Woolery, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**2. 321 EL MONTE DR****E-3/SD-3 Zone**

(4:05) Assessor's Parcel Number: 045-024-003
 Application Number: MST2008-00218
 Owner: Eugene Vernon
 Designer: Julie Banks

(Revised proposal to demolish the existing one story 1,765 square foot single-family residence with an attached two-car 400 square foot garage and construct a 2,763 square foot two-story single-family residence including a 407 square foot two-car garage. The total floor area of 2,763 square feet on an 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

(Fourth Concept Review. Action may be taken if sufficient information is provided.)

Actual time: 4:32

Present: Julie Banks, Designer; Eugene Vernon, Owner.

Public comment opened at 4:41 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code as a basis for working drawings and continued to the Consent Calendar with the following comments:

- 1) Provide window and lighting cut-sheets. It is understood that the applicant is proposing wood windows.
- 2) Consider a hip roof at the east elevation bay window.
- 3) Increase the trim board at porch to 10-12 inches to mimic a beam.
- 4) Provide details of the lower termination of the gable shingles.
- 5) Increase the trellis posts to at least 6x6.

- 6) Raise the south elevation master bedroom window sill height to match porch railing height.
- 7) Provide a color board.
- 8) Specify plants for final landscape and irrigation plan.
- 9) The project provides consistency and appearance; neighborhood compatibility; and quality architecture and materials.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Zink stepped down.) The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 2515 MEDCLIFF RD

E-3/SD-3 Zone

(4:35)

Assessor's Parcel Number: 041-330-036
 Application Number: MST2006-00368
 Owner: Gary Caesar
 Architect: James LeCron

(Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the coastal zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Planning Commission approvals of a Coastal Development Permit and a Modification. The project was reviewed by the ABR in 2006 and Concept comments have expired.)

Actual time: 4:53

Present: James LeCron, Architect.

Public comment opened at 5:07 p.m.

Two letters expressing concern from Alan Bagish and Paula Westbury were acknowledged.
 Public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Study the efficiency of the second-level floor plan.
- 2) Study pushing back the second-floor East elevation out of the setback.
- 3) Restudy the window variety on the East elevation for more simplicity.
- 4) Study reducing deck sizes, providing privacy screening, and increasing deck setback.
- 5) Study the solarium to be more compatible with the architecture and neighborhood.
- 6) Some Board members would prefer a reduction in the overall building size.
- 7) A first-floor encroachment modification is supportable; second-floor encroachment is not supportable.

Action: Deisler/Carroll, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2115 ANACAPA ST****E-1 Zone**

(5:15) Assessor's Parcel Number: 025-242-008
Application Number: MST2008-00544
Owner: Samuel Manning Welch
Applicant: Wade Davis Design

(Proposal for a new detached two-story accessory building with 500 square feet and a 222 square foot deck on the second-story, and unenclosed on the lower level. The project is located to the rear of the existing 1,835 square foot single-family residence, including a 268 square foot one-car garage, located in the Mission Area Special Design District. The proposed total of 2,335 square feet on the 9,750 square foot lot is 64% of the maximum FAR.)

(Comments only; project requires environmental assessment.)

Actual time: 5:30

Present: Akiko Wade-Davis Architect; Jim Davis Architect.

Mr. Boughman reported that staff will require a Zoning Compliance Declaration that the is not in support of future enclosure of the under-story.

Public comment opened at 5:40 p.m.

The applicant provided letters in support of the project from four interested parties: Janice Smith, Johana Posten, Sarah Stapleton Dobbs, Barbara Mathews.

Public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments: The architecture does not relate to existing house. There are concerns with the raised accessory building and excessive size of the proposed accessory structure with excess storage space open to public view. A hobby room attached to the house is preferable. The Board does not support the project as proposed.

Action: Bernstein/Woolery, 7/0/0. Motion carried.

*****SCHEDULED BREAK FROM 5:57 UNTIL 6:20 *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1308 DOVER HILL RD****E-1 Zone**

(6:00) Assessor's Parcel Number: 019-103-016
Application Number: MST2008-00529
Owner: Rune Eliassen
Landscape Architect: Katie O'Reilly-Rogers

(Proposal to remove, realign, and repair existing driveway and stone walls, and to repair, realign historic stone steps in the public right-of-way, and add a plaque on wall at entry to steps. The project also proposes to remove a utility pole and install two transformers and wrought iron gates at the street frontage, a new 4 foot tall retaining wall along the front property line, and a new landscape plan for the front yard of the single-family residence. The project is located on a 19,642 square foot lot in the Hillside Design District. The project will abate enforcement case ENF2008-00149. Staff Hearing Officer approval of Zoning Modifications is requested for over-height wall and encroachments into the front setback.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Actual time: 6:20

Present: Katie O'Reilly-Rogers; Stacy Isacc, Associate.

Public comment opened at 6:32 p.m.

Susette Naylor, neighbor, concerned about the slope and 12 foot high wall.

Public comment was closed.

Motion: Continued to the Staff Hearing Officer and return to Consent Calendar or Full Board with the following comments:

- 1) The project is ready for Preliminary Approval.
- 2) Improvements along the pedestrian walk way to Francheschi Park are appreciated.
- 3) Study incorporating buttresses for the high wall at the motor court. The large wall is supportable due to existing driveway condition and mature Olive trees brought to site for screening.
- 4) Study the quantity and spacing of Olive trees; perhaps eliminate three trees along the driveway.
- 5) Provide motor court railing details. Study having an open stone railing.
- 6) Provide a drainage plan that lessens the impact to the public-right-away.
- 7) The stone wall 4 feet at the street is supportable and in keeping with the neighborhood style. The stone walls are to match existing.
- 8) Provide transformer gate details.

Action: Zink/Woolery, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 411 E CARRILLO ST****C-2 Zone****(6:35)**

Assessor's Parcel Number: 029-222-018

Application Number: MST2008-00533

Owner: James T. Brous and Mary Scherer

Architect: Howard Wittausch

(Proposal for a new 1,824 square foot three-story single-family residence with roof decks at the second and third-floor level and a detached 500 square foot two-car garage with roof deck. The existing 1,250 square foot one-story single family residence and detached 240 square foot garage will be demolished. The proposed total of 2,324 square feet on the 4,662 square foot lot is 98% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Actual time: 6:56

Present: Jim Gower, Design Architect; Susan Sherwin, Landscape Designer; James Brous and Mary Scherer, Owners.

Public comment opened at 7:08 p.m.

A letter expressing concern from David and Laura Correia was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Study reducing the building and stair tower heights.
- 2) Study digging the building into the existing site to lower the overall height.
- 3) Restudy the architecture to reduce starkness and be more compatible with the EPV district. Restudy the fenestration at east and north elevations.
- 4) Study the garage deck to be shielded or pushed back.
- 5) Reduce the size of the roof deck and study screening.
- 6) Study continuing the bamboo at the north to wrap along the east side of the building.
- 7) Provide a preliminary plant list for the landscape plan.

Action: Deisler/Bernstein, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1600 W MOUNTAIN DR****A-1 Zone**

(7:10) Assessor's Parcel Number: 021-050-033
Application Number: MST2008-00518
Owner: Gardner Family Trust
Applicant: Laura Bridley
Architect: Bruce Biesmon-Simons
Owner: Ted Gardner

(Proposal to construct a new 6,025 square foot three-story single family residence with an attached 1,450 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, and art studio remain. Staff Hearing Officer approval of a Modification is requested for covered parking to exceed 750 square feet. The proposal is 42% of the maximum guideline FAR.)

(Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Actual time: 7:46

Present: Bruce Biesmon-Simons, Architect; Laura Bridley, Agent; Fred Hammadi, Engineer; Ted Gardner, Owner.

Public comment opened at 7:59 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board to allow an organized site visit to be conducted.

Action: Bernstein/Carroll, 7/0/0. Motion carried.

ADJOURNMENT

The Full Board meeting adjourned at 8:22 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 1405 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-183-007
Application Number: MST2008-00508
Owner: Gordon D. McKay
Architect: Rex Ruskauff

(Proposal to permit the as-built conversion of an existing 598 square foot attached two-car garage to habitable floor area and to construct a new 400 square foot detached two-car garage. The project will abate enforcement case ENF2008-00691. The existing two-story residence is located on a 12,658 square foot lot. The proposed total of 4,081 square feet is 100% of the maximum FAR.)

(Final review of landscaping.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Final Approval as noted. All colors and detailing to match existing house; lighting to meet Lighting Design Guidelines; stone planter to remain in front of house; paving reduced as noted.

FINAL REVIEW**B. 1708 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena T. Rodriguez
Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Final Approval as noted. Second floor addition roof pitch to match first-floor roof pitch; resulting ridge height will be 9 inches higher.

FINAL REVIEW**C. 2222 SANTA BARBARA ST E-1 Zone**

Assessor's Parcel Number: 025-202-011
Application Number: MST2008-00463
Owner: Lorenzo G. and Angelina C. Martel Trustees
Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Final Approval. Finials to be eliminated at front wall. Permeable paving with ½ inch open joints filled with gravel.

NEW ITEM**D. 1526 KNOLL CIRCLE DR E-1 Zone**

Assessor's Parcel Number: 015-142-003
Application Number: MST2008-00555
Owner: Boggie, G Russell Trust
Designer: Arthur Ablingis

(Proposal for a 320 square foot second-story deck, new French doors, a new window, and interior alterations for an existing 3,053 square foot two-story single-family residence on a 21,487 square foot lot.)

(Action may be taken if sufficient information is provided.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Continued one week. Reduce width of deck to align with second-story walls. Reduce length of deck to 16 feet to eliminate cantilever. Columns to be heavier, perhaps wrapped in plaster. Provide cut sheet of any proposed lighting. Colors are to match existing.

NEW ITEM**E. 2521 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-422-003
Application Number: MST2008-00537
Owner: Roberta Sengelmann-Keshen
Designer: Eric Swenumson

(Proposal for a 370 square foot second-story addition and conversion of 227 square feet of garage space to habitable for an existing 2,302 square foot two-story single-family residence, including attached 626 square foot two-car garage. The proposal will also abate violations in ZIR2008-00072. The proposed total of 3,298 square feet on the 12,429 square foot lot in the Hillside Design District is slightly less than 85% of the maximum FAR.)

(Action may be taken if sufficient information is provided.)

Public comment: Ron Lincoln, neighbor: opposed due to privacy, views, and incompatible size.

Continued one week. Provide 20 closest houses FAR study. Study reducing mass of second-story addition.

NEW ITEM**F. 2412 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-423-016
Application Number: MST2008-00548
Owner: Brian M. and Dena J. McCague
Architect: Peter Hunt

(Proposal to construct a roof dormer to an existing 2,420 square foot two-story residence with an attached garage.)

(Action may be taken if sufficient information is provided.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Final Approval as submitted with Neighborhood Preservation Ordinance findings. The architecture is upgraded with the project.

NEW ITEM**G. 2017 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-323-007
Application Number: MST2008-00556
Owner: Maxwell Sanders Family Trust
Architect: Wayne Labrie

(Proposal for a new covered front porch, addition of 10 square feet to front entry area, replace side entry porch, replace windows and garage door, re-roof, re-paint, construct a new raised deck and trellis at rear of house, and interior remodel. The existing 2,248 square foot single-family residence is located on a 13,019 square foot lot in the Mission Area Special Design District. The proposed total of 2,258 square feet is 55% of the maximum floor-to-lot-area ratio.)

(Action may be taken if sufficient information is provided.)

Public comment: A letter from Paula Westbury expressing concerns was acknowledged.

Final Approval as submitted with Neighborhood Preservation Ordinance findings. Entry will have lower profile; quality workmanship and materials; consistency in design.

NEW ITEM**H. 2818 PUESTA DEL SOL****E-3 Zone**

Assessor's Parcel Number: 053-205-022
Application Number: MST2008-00552
Owner: Tom R. Shapiro
Agent: Kenny Esterline

(Proposal to install a pool, spa, patio, barbeque, pool equipment, and fire pit at an existing single-family residence on a 9,262 square foot lot in the Mission Area Special Design District.)

(Action may be taken if sufficient information is provided.)

Final Approval as noted with Neighborhood Preservation Ordinance findings. Pool equipment decibel level must meet Zoning requirements. Barbeque redesigned to be out of 10 side setback; pool equipment to be moved out of 10 foot setback and gate relocated to west of pool equipment. Existing lawn to remain between pool equipment and barbeque as noted. Center post at patio to be eliminated; remaining posts to be plaster-clad.

FINAL REVIEW**I. 44 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-013
Application Number: MST2008-00441
Owner: Michael and Jann Jaffe Trust
Architect: Rios Clementi Hale Studios
Applicant: John Madden

(Proposal for 755 square feet of additions, a new landscape plan including tree removals, repaving the driveway and 212 cubic yards of grading. The existing 3,784 square foot one-story single-family residence, including a 477 square foot two-car garage, is located on a 35,238 net square foot lot in the Hillside Design District. The proposed total of 4,539 square feet is 93% of the maximum guideline FAR.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler with the exception of landscaping reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.