



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 02, 2009

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 SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. 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.
- **APPEALS:** 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 Thursday, February 26, 2009 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 3:04 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink (arrived at 3:08).
Members absent: None.

Staff present: Boughman, Limon (present 3:18 to 3:37), Shafer.

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

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of February 17, 2009, as amended.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Mahan abstained.)

Public comment: Tony Fischer, Attorney for Mike and Linda Cahill; the minutes for Item 3, 860 Jimeno Road, did not reference his letter submitted via e-mail and his comments regarding the following: inappropriate grading, removal of stone wall, the inappropriately large parking being created between the two lots; no reference to Mr. Limon's comments. The new notice for 860 Jimeno Road did not reference the grading on the site.

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar of February 23, 2009 was reviewed Glen Deisler.

Action: Woolery/Mosel, 6/0/1. Motion carried. (Mahan abstained.)

Motion: Ratify the Consent Calendar. The Consent Calendar of March 2, 2009 was reviewed by Glen Deisler with the exception of Item A, reviewed by Bill Mahan, and landscaping for Items B and C, reviewed by Erin Carroll. Item B was referred to the Full Board.

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

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

Mr. Boughman made the following announcements:

- a) The final approval for 3455 Marina Drive, was appealed to City Council. An SFDB representative is requested to attend the appeal hearing. The appeal might be heard May 12 or May 19, 2009.

b) The City Creeks Division is sponsoring a new Creek Tree Program to plant native trees at homes bordering creeks within the City of Santa Barbara. For approved projects up to \$1000, the Creeks Division will provide all funds for the tree planting, including irrigation. The goal is to create a native tree canopy and restore wildlife habitat along local creeks. Eligibility will depend on the site. To learn more or to apply, contact George Johnson at 897-1958.

c) Item G of today's Consent Calendar, 2140 Mission Ridge Road was referred to the full board.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

None.

CONTINUED ITEM (Referred from Consent Calendar to the Full Board)

G. 2140 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-071-003

Application Number: MST2008-00318

Owner: Disraeli Living Trust

Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be provided in the front yard. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

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

Actual time: 3:18

Present: Pete Ehlen, Architect; Don Disraeli Owner.

Public comment opened at 3:23 p.m.

Patricia Aoyama: rear addition is too close to her house; loss of privacy and safety; appeal filed one year ago was never heard because the City Attorney determined a modification was not required, with recent Ordinance change a modification is required and same objections apply; subject lot is already fully developed.

Public comment closed at 3:26 p.m.

Mr. Boughman explained the Zoning Ordinance changes regarding the location of open yard area.

Mr. Limon clarified that the purpose of open yard area is to provide useable outdoor space for one's own property and that it is the purpose of setbacks to provide a buffer between neighbors.

Mr. Deisler clarified that he referred the project to the Full Board because this modification request is complicated and all Board members' viewpoints should be heard.

- Motion: Continued to the Staff Hearing Officer with the following comments:
Support the modification request. This project as originally designed and developed has open yard between gate house and main house, and received positive comments. It is understood that the separation between the two properties, the open yard is not used to provide open space between parcels but rather to provide open space for the property owners to utilize in lieu of maximum build out.
- Action: Zink/Deisler, 6/1/0. Motion carried. (Bernstein opposed.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 6 ROSEMARY LN

E-1 Zone

(3:15) Assessor's Parcel Number: 015-093-017
Application Number: MST2009-00068
Owner: Karen Pick
Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum FAR.)

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

Actual time: 3:37

Present: Don Sharp, Architect; Karen Pick, Owner.

Public comment opened at 3:45 p.m.

1. Lawrence Mason, opposed: neighborhood is comprised of historic cottages featured in several magazines; the design is an improvement but not compatible; suggests revisiting the preliminary design and harmonizing with the historic neighborhood (submitted written comments).
2. Phil Beautrow, opposed: style is more of the same and unappealing; the tile roof is not compatible; safety and visibility concerns about blind corner with hedge; and construction parking.
3. Charles Metrebian, opposed: concerned about impact of construction; massive proportions are not compatible to the neighborhood's uniformity of building materials and style (submitted written comments).
4. Cynthia Goena, opposed: Spanish colonial revival style not compatible with the neighborhood cottages.

Public comment closed at 3:55 p.m.

- Motion:** **Continued indefinitely to the Full Board with the following comments:** study keeping the existing stucco and existing roof slope, perhaps rotating roof orientation; study half-timber detailing and window shutters.
- Action:** Woolery/Bernstein, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**2. 860 JIMENO RD****E-1 Zone**

(3:45) Assessor's Parcel Number: 029-110-037
Application Number: MST2008-00402
Agent: Richele Mailand
Owner: Todd Drevo

(Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

(Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

Actual time: 4:11

Present: Richele Mailand, Agent; Todd Drevo, Owner.

Public comment opened at 4:22 p.m.

1. Tony Fischer, Attorney for Mike and Linda Cahill, opposed: drawings were not available to the public last week; as-built grading should be reviewed by Staff and the Board; in 2007 the old stone wall and vegetation were removed, resulting in an enforcement case, and a large parking lot now exists; as-built grading would not have been approved if proposed prior to completion; the Allan block wall was not engineered and the permit expired; comments on lot line adjustment should look at project as blank slate.
2. N. Lichtenstein, opposed: concerned about the possibility of cars idling at the driveway gate.

Public comment closed at 4:32 p.m.

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

- 1) Show an accurate tree drip line
- 2) Show irrigation for the Rosemary shrubs.
- 3) Submit a design to Transportation Planning that provides a hammer head turnaround minimizing impact to the tree drip line and provide landscaping in the area not required for the turn around.
- 4) Study the light fixtures at the gate.
- 5) Obtain comments from Transportation Planning for the gate location.
- 6) Provide additional wrought iron railing details.
- 7) Provide window details for 860 Jimeno.
- 8) Staff to verify the appropriate setback for the gate.

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

SFDB-CONCEPT REVIEW (CONT.) (Items 3 and 4 were heard in reverse order.)**3. 940 COYOTE RD****A-1 Zone**

(4:15) Assessor's Parcel Number: 021-062-006
 Application Number: MST2009-00001
 Owner: Bonnie Logaan-Zimmer, Revocable Trust
 Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage increase the size of the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. Staff Hearing Officer approval is requested for alterations in the interior setback. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:12

Present: Brian Nelson, Architect.

Public comment opened at 5:23 p.m.

1. Henry Childs, Mountain Drive Neighborhood Association, opposed: project is not compatible with the neighborhood in size, bulk, and scale; the average square footage of houses in neighborhood was approximately 1,800 square feet.
2. Ken Radkey, Mountain Drive Neighborhood Association, opposed: deviates from like for like; concerned about the large amount of basement space; lowering the finished floor appears to raise the height.
3. John Pedersen, opposed: received late hearing notification; project appears large and imposing; concerned about neighbors loss of views.
4. Seth Olitzky, opposed: topography of model is inaccurate; opposed to enlarging and increasing heights; view is blocked.
5. Gary Jensen: study reducing the eastern portion rather than extending across the façade; encouraged story poles; automatic gates are too close to road; the fence does not meet height restriction.

Public comment closed at 5:37 p.m.

Motion: Continued four weeks to the March 30, 2009 Full Board meeting with the following comments:

- 1) Staff is to research the gate and fence for permits.
- 2) Verify the height of the floor slab at 950 Coyote Road.
- 3) Install simple story poles to show roof ridge, story poles should be up by March 27 prior to the March 30 hearing.
- 4) Restudy the loggias.
- 5) Show floor-to-floor heights.
- 6) Correct the project statistics.

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

SFDB-CONCEPT REVIEW (CONT.) (Items 3 and 4 were heard in reverse order.)**4. 1596 ORAMAS RD****E-1 Zone**

(4:45) Assessor's Parcel Number: 029-060-022
 Application Number: MST2009-00035
 Owner: Sanford Combs
 Architect: Kirk Gradin

(Proposal to construct a 654 square foot third-story, a 389 square foot first floor addition, and a 32 square foot second floor addition to an existing 1,778 square foot two-story single-family residence on a 8,712 square foot lot. The proposal includes the demolition of all as-built additions and alterations to the first and second floor to abate violations in ZIR2009-00006. A modification is requested for alterations to the existing roof and wall within the interior setback. The proposed total of 2,853 square feet is 84% of the maximum floor to lot area ratio.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification. Project requires compliance with Planning Commission Resolution No. 002-08.)

Actual time: 4:53

Present: Kirk Gradin, Architect.

Public comment opened at 5:01 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) Raise the study window sills to 42 inches from floor on the east and south sides.
- 2) The Board finds that the encroachment into the required setback is not significant.
- 3) Show solution to prevent a future roof deck.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3750 MERU LN****E-3/SD-2 Zone**

(5:15) Assessor's Parcel Number: 057-262-011
 Application Number: MST2009-00060
 Owner: Terence and Susan Quinlan
 Architect: Bob Easton

(Proposal to construct a new 4,268 square foot two-story single-family residence, including attached 446 square foot two-car garage. The project includes demolition of the existing 2,279 square foot single-family residence with 400 square foot garage on the 15,534 square foot lot. The proposed total of 4,268 square feet is 97% of the maximum guideline FAR.)

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

Actual time: 6:03

Present: Bob Easton, Architect; Terence and Susan Quinlan, Owners.

Public comment opened at 6:14 p.m.

1. Carl Easter, opposed: Spanish style is not compatible with the Ranch style neighborhood; way too massive.
2. Gloria Easter, opposed: the large project is not compatible with the neighborhood (submitted photos).
3. Eleanor York, opposed: concerned about the size and scale and style of the project; sets rebuild precedent for neighborhood and reduces neighboring properties to lot value (submitted written comments).
4. John Ritchey, opposed: concerned about scale, and privacy impacts to neighbors.
5. Gerrie Fausett, opposed: size and scope are not compatible with existing humble neighborhood and too large for lot; concerned about use of structure as warehouse.
6. Jean Holmes, concerns: the project is too large; domineering appearance from street; neighborhood prized for school district and should be kept affordable.
7. Carrie Garner, the size and Spanish style are not compatible; too grandiose for small cul-de-sac.
8. Public comment letters expressing concern from Steve and Suzanne Weintraub, Leif Ourston, Mike Wilson, and Paula Westbury, were acknowledged.

Public comment closed at 6:27 p.m.

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

- 1) Study reducing the size and the appearance of size, bulk, and scale.
- 2) Redesign for a more Ranch style appearance to blend with the neighborhood, consider multiple concept drawings.

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

***** THE BOARD RECESSED FROM 6:53 TO 7:18 P.M. *****

PRELIMINARY REVIEW

6. 1253 DOVER LN

E-1 Zone

(6:05)

Assessor's Parcel Number: 019-220-024

Application Number: MST2009-00053

Owner: Mason Family Trust

(Proposal to demolish an existing 381 square foot detached garage and to construct a new 498 square foot two-car detached garage with a roof deck and repave the driveway and construct new pathways. The proposed total of 1,716 square feet on the 9,014 square foot lot is 50% of the maximum FAR.)

Actual time: 7:18

Present: Tim Mason, Owner.

Public comment opened at 7:23 p.m. As no one wished to speak 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 and return on Consent Calendar with the following comments:

- 1) Provide a color board when returning to Consent Calendar.
- 2) The project is ready for Final approval.
- 3) The garage blends with the neighborhood; the roof deck was eliminated. The garage as proposed provides a significant setback; and materials blend with the existing house.

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

The ten-day appeal period to City Council was announced.

PRELIMINARY REVIEW

7. 1268 BEL AIR DR

E-1 Zone

(6:35) Assessor's Parcel Number: 049-231-008
 Application Number: MST2008-00521
 Owner: Broumand Family Trust
 Architect: Roderick Britton

(Proposal for a 152 square foot single-story addition, replace all exterior doors and windows, replace existing roof and alter the existing roof form, remodel the existing patio and trellis, construct a new outdoor fireplace and barbeque, rebuild existing deck, and remove two sheds. The existing 2,335 square foot one-story single-family residence, including the attached 447 square foot two-car garage, is located on a 11,405 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification for alterations and the addition to encroach into the interior setback. The proposed total of 2,487 square feet is 63% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution 001-09.)

Actual time: 7:24

Present: Rodrick Britton, Architect.

Public comment opened at 7:27 p.m. As no one wished to speak public comment was closed.

Motion: Final Approval of the project as submitted 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 and continued to Consent Calendar with the following comments: The project provides neighborhood compatibility; quality materials and subdued colors; compatible size, bulk, and scale.

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

The ten-day appeal period to City Council was announced.

IN-PROGRESS REVIEW**8. 1651 SYCAMORE CANYON RD****A-1 Zone**

(7:05) Assessor's Parcel Number: 019-290-001
Application Number: MST2007-00121
Owner: Assad Mora
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

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

Actual time: 7:32

Present: Peter Hunt, Architect.

Public comment opened at 7:38 p.m. As no one wished to speak, public comment was closed.

Motion: Continued four weeks to the March 30, 2009 Full Board meeting with the following comments:

- 1) Provide a color board.
- 2) Provide tear sheets for light fixtures, garage doors.
- 3) Provide window details.
- 4) Provide a landscape plan.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Zink stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 227 COOPER RD****E-3/SD-3 Zone**

(7:40) Assessor's Parcel Number: 041-322-006
Application Number: MST2008-00579
Owner: Robledo Family 2002 Trust
Agent: Jason Carter

(Proposal for a 324 square foot second-story addition to an existing 1,288 square foot one-story single-family residence. The project includes remodeling, 105 square feet of additions to the first floor, demolition of carport and front and rear porches, new 400 square foot two-car carport, an 84 square foot first-floor deck, and a 92 square foot second-story deck. The proposed total of 2,323 square feet on the 8,250 square foot lot in the Coastal Zone is 71% of the maximum FAR.)

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

Actual time: 7:44

Present: Randy Hahka, Contractor; Gilbert and Joy Robledo, Owners.

Public comment opened at 7:49 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as a basis for working drawings 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 with and continued to Consent Calendar.

- 1) Replace the old drive way with a walkway and landscaping.
- 2) Reduce and move the curb cut and install new landscaping in new parkway area.
- 3) Study enlarging the front entry porch.
- 4) Show separate walkway to front door.
- 5) Provide a landscape plan.
- 6) Remove the simple shed roof at closet.
- 7) Extend the fence with a gateway.
- 8) Provide a color board and additional details.
- 9) Increase the front window in the entertainment room for compatibility with the living room windows.
- 10) The project provides neighborhood compatibility; consistency of appearance; and quality materials and details.

Action: Carroll/Zink, 6/0/0. Motion carried. (Bernstein stepped down.)

The ten-day appeal period to City Council was announced.

ADJOURNMENT

The Full Board meeting was adjourned at 8:08 p.m.

CONSENT CALENDAR (11:00)

NEW ITEM

A. 217 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-041-033
 Application Number: MST2009-00079
 Owner: Karen Silberstein
 Architect: Bill Wolf

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. Proposed is a 3,551 square foot two-story single-family residence including attached 515 square foot two-car garage in the same location with an increase of 161 square feet. The project is located on a two acre lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested to allow alterations within the front setback. The proposed total of 3,551 square feet is 64% of the maximum guideline FAR.)

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

Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar.

NEW ITEM

B. 2140 MOUNT CALVARY RD

A-1 Zone

Assessor's Parcel Number: 021-040-016
Application Number: MST2009-00066
Owner: Robert R. Walls
Architect: James Zimmerman
Landscape Architect: Sandor Modosy

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The prior 3,240 square foot two-story single-family residence including attached 426 square foot two-car garage would be rebuilt with the addition of a 477 square foot basement and 1,342 square feet of patios. The proposed total of 3,479 includes a 50% deduction of basement square footage and is 70% of the maximum guideline floor to area ratio. The project is located on a one acre lot in the Hillside Design District.)

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

Final Approval of the architecture 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, and return to Consent Calendar for the landscaping with the following conditions: 1) provide a landscape plan of the entire site; show all trees and replacement for removed Sycamore trees; 2) show low-water usage compliance; 3) elimination of invasive plant species is strongly recommended.

NEW ITEM

C. 225 VISTA DEL MAR DR

E-3/SD-3 Zone

Assessor's Parcel Number: 047-061-024
Application Number: MST2009-00099
Owner: Norman V. Gardner

(Proposal to remove portions of failing retaining walls, remove portion of fence, regrade, and install new landscaping at the affected areas for an existing single-family residence on a 23,811 square foot lot in the Hillside Design District.)

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

Final Approval 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 with the condition that Blue Fescue be added at a 2 to 1 slope between Agave shrubs.

CONTINUED ITEM**D. 1338 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-210-015
Application Number: MST2008-00595
Owner: Alex J. Cole

(Proposal to abate enforcement case ENF2008-01253 by permitting the following as-built improvements to an existing single-family residence on a 20,790 square foot lot in the Hillside Design District: demolition and removal of a 451 square foot shed structure in the interior yard setback, new 176 square foot deck, new windows, electrical circuitry, storage cabinets, new gardening sink under an existing permitted deck, and a new 98 square foot loft above the master bedroom.)

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

Continued one week to Consent Calendar with the following comments: 1) study for solution to windows above garage doors which are not acceptable as built; 2) remove the RV shade cover; 3) provide a photo or cut-sheet of the garage door; 4) accessory structures are acceptable if allowed by Zoning.

CONTINUED ITEM**E. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00090
Owner: Jose R. Flores
Applicant: Manuel Contreras

(Proposal for a 95 square foot first-floor addition at the rear and a 103 square foot enclosure of a patio for the recently approved Tea Fire rebuild. That proposal was for a 2,839 square foot residence and attached 546 square foot two-car garage on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,037 square feet is 84% of the maximum FAR.)

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

Final Approval of the architecture 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 and return to Consent Calendar for the landscaping with the following conditions: 1) provide a landscape plan; 2) integrate lights to inside of posts; 3) colors and materials to match existing; 4) show wrought iron railings; 5) call out driveway materials and existing stairs; 6) bring in a revised completed landscape plan; 7) the project is consistent with the neighborhood and is generally a rebuild.

CONTINUED ITEM**F. 633 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-253-006
Application Number: MST2009-00070
Owner: Tim and Jennifer Hale
Applicant: Rod Pearson
Architect: Thomas Gocha

(Proposal to permit an as-built 493 square foot conversion to habitable space at the lower level, and a 246 square foot lower-level deck to abate violations in ENF2008-01361. Also proposed is replacement of all of the existing windows on the existing three-story house. The proposed total of 3,022 square feet on the 11,326 square foot lot in the Hillside Design District is 76% of the maximum FAR.)

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

Preliminary Approval 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, and continued one week to Consent Calendar with the following conditions: 1) modify the window and door schedule to show aluminum-clad wood windows and doors; 2) show proposed deck and stair on site plan; 3) provide details on railing system; 4) show window and door colors; 5) stucco and trim to match existing.

CONTINUED ITEM**G. 2140 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-003
Application Number: MST2008-00318
Owner: Disraeli Living Trust
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be provided in the front yard. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

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

Item was heard by the Full Board at 3:18 p.m.

REVIEW AFTER FINAL**H. 826 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-042-003
Application Number: MST2008-00382
Owner: James Blascovich and Brenda Major
Applicant: Wade Davis Design

(Proposal to add a new covered front entry porch, and 812 square feet of additions by converting lower level crawl space, a 13 square foot addition to the upper level, demolition of a 191 square foot rear deck, 508 square feet of new lower-level rear decks, and 580 square feet of new upper-level rear decks. Staff Hearing Officer approval of a Modification is requested to allow the new porch to encroach into the front yard setback. The existing 2,598 square foot single-family residence, including a 458 square foot two-car garage is located on a 9,077 net square foot lot in the Hillside Design District. The proposed total of 2,611 square feet is 75% of the maximum FAR.)

(Review After Final to: 1. Remove master deck and replace with windows; 2. Remove covered terrace and doors at bedroom # 1 and replace with window; 3. Deck extension to be pulled back to line up with deck in front of living room; 4. Remove long stair run from main floor deck to lower floor and replace with single run towards east property line; 5. Interior stair changed from cast-in-place concrete to wood framing; 6. Remove plaster base from column detail at rear of house; 7. Outside game room changed from raised wood framing to slab-on-grade.)

Review After Final approved with the condition that column footings to be wider than column bases.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of Item A, reviewed by William Mahan. Erin Carroll reviewed landscaping for Items B and C. Staff present: Tony Boughman, Planning Technician II.