



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, May 11, 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](http://www.SantaBarbaraCa.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 <u>folded plans</u> are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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.
- 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](http://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 May 06, 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](http://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 3:05 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein (out 6:45 to 6:55), Carroll, Deisler, Mahan, Mosel (arrived at 3:15), Woolery, Zink.

Members absent: None.

Staff present: Boughman, Limon (3:05 to 3:19), 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 April 27, 2009, as amended.

Action: Bernstein/Zink, 6/0/0. Motion carried. (Mosel absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of May 4, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A and B, reviewed by Erin Carroll.

Action: Carroll/Zink, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of May 11, 2009. The Consent Calendar was reviewed by Glen Deisler and Erin Carroll.

Action: Deisler/Bernstein, 6/0/0. Motion carried.

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

1. Mr. Boughman announced that Item 9, 2140 Mission Ridge Road, is postponed and will not be heard today.
2. Mr. Limon reported made the following announcements:
  - a) Initial reports indicate that five homes within the city were destroyed and seven damaged by the Jesusita fire. The review process will be the same as for the Tea Fire.
  - b) An invitation was e-mailed for the annual training for Board and Commission members. Training, which will take place Thursday, May 28, 9:00 until noon in the David Gebhard Room, will cover sustainable design, including green and cool roofs, passive solar design, green pre-manufactured housing, and alternatives to Built Green ratings.

- E. Subcommittee Reports - None.
- F. Possible Ordinance Violations - None.

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **1. 1596 ORAMAS RD**

**E-1 Zone**

**(3:15)** Assessor's Parcel Number: 029-060-022  
Application Number: MST2009-00035  
Owners: Maria Charles and Raymond Clemencon  
Architect: Kirk Gradin

(Project is revised to eliminate proposed third story. Proposal for a 415 square foot first floor addition and a 60 square foot second floor addition to an existing 1,778 square foot two-story single-family residence. The project includes an as-built 356 square foot two-car carport on the 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 2,609 square feet is 77% of the maximum floor to lot area ratio [FAR].)

**(Third 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: 3:15

Present: Kirk Gradin, Architect.

Public comment opened at 3:21 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff hearing Officer and return on Consent Calendar with the following comments:**

1. The encroachments are insignificant, and the two-story architecture is acceptable.
2. If a third-story is proposed, it is to return to Full Board.
3. Provide a color board.

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

The Board recessed from :30 until 3:32 p.m.

**SFDB-CONCEPT REVIEW (CONT.)****2. 1464 LA CIMA RD****R-1 Zone**

**(3:45)** Assessor's Parcel Number: 041-022-032  
 Application Number: MST2008-00255  
 Owner: McCosker Trust  
 Applicant: Scott McCosker  
 Landscape Architect: Carol Gross

(Proposal to abate violations in ENF2008-00170 for minor re-grading including the construction of retaining walls, garden walls between and 24" and 42" in height and landscape stairs in the rear yard on a 9,693 square foot lot in the Hillside Design District.)

**(Third concept review. Action may be taken if sufficient information is provided.)**

Actual time: 3:32

Present: Cindy Sadler, Agent; Carol Gross, Landscape Architect.

Public comment opened at 3:48 p.m.

1. Six letters in support of the project were acknowledged.
2. Don Swan, agent for Kathy and John Cook, opposed. The applicant has not complied with Board's comments of 1/20/09; walls need footings; existing deck encroachment requires a modification.
3. John Cook, neighbor, opposed: applicant has not complied with Board's comments of 10/20/08, his property location not shown on plans, incorrect stair removal, licensed contractor needed, possibility that walls not installed correctly; avocado on neighboring property line was removed.
4. Kathy Cook, opposed: landscape plan does not show existing bamboo, project encroaches into side yard.
5. Tony Fischer, representing John and Kathy Cook, opposed: construction continued after stop work order was issued; Allan Block wall was not properly built; planting under the Oak tree; Bamboo at property line is invasive and creates a fire ladder; in favor of denial.

Public comment closed at 4:01 p.m.

**Motion: Continued four weeks to Full Board to the Full Board with the following comments:**

- 1) Substantial redesign is expected.
- 2) All comments from the 1/20/09 meeting were carried forward: 1. The design is not acceptable as proposed. Restudy the design to provide neighbor privacy; 2. Provide more landscape screening at the west property line; 3. Eliminate the steps near the west property line and reevaluate the terraces; 4. Move the project out of the five foot setback. 5. Comply with the Arborist's report; 6. A Structural Engineer is to determine which walls can be saved; 7. Plans are to be prepared by licensed professionals.
- 3) Provide additional information about the deck along the eastern property line
- 4) Provide information about the species of Bamboo along the Western property line

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

The Board recessed from 4:25 until 4:32 p.m.

**SFDB-CONCEPT REVIEW (CONT.)****3. 41 NORTHRIDGE RD****A-1 Zone**

**(4:15)** Assessor's Parcel Number: 055-120-004  
 Application Number: MST2007-00194  
 Owner: Lance Anthony Gilbert  
 Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck. The existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage are located on a 32,560 square foot lot in the Hillside Design District. No longer proposed are a second-story and retaining walls and grading to terrace the rear yard. The proposal includes exterior remodeling, re-roofing, and removal of the existing arbor and hedge called out in ZIR2002-00674. The proposed total of 3,646 square feet is 75% of the maximum guideline FAR.)

**(Second concept review. Action may be taken if sufficient information is provided.)**

**Postponed due to the applicant's absence.**

**SFDB-CONCEPT REVIEW (CONT.)****4. 960 W MOUNTAIN DR****A-1 Zone**

**(4:45)** Assessor's Parcel Number: 021-050-057  
 Application Number: MST2009-00149  
 Owner: Pike B. Riegert  
 Architect: Jeff Shelton

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

**(Second concept review. Action may be taken if sufficient information is provided.)**

Actual time: 4:32

Present: Jeff Shelton, Architect; Pike Reigert, Owner.

Public comment was opened at 4:38 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

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

- 1) Study the colors to be natural and appropriate to the neighborhood and landscape.
- 2) Continue the natural-looking stone around the corner in a random pattern on the sides and front of the home.
- 3) Radius the corners of the roof overhangs.
- 4) Provide a final landscape plan.

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

The Board recessed from 4:48 until 5:01 p.m.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**5. 1240 SANTA TERESITA DR**

**E-1/A-1 Zone**

**(5:15)**

Assessor's Parcel Number: 055-141-038  
Application Number: MST2009-00163  
Owner: Linda Nelson Brock Revocable Trust  
Applicant: Day Construction

(Proposal to permit three as-built one-story additions totaling 787 square feet and two as-built patio covers totaling 562 square feet. The existing 2,375 square foot one-story single family residence with 390 square foot two-car garage is located on a 30,928 square foot lot in the Hillside Design District. The proposed total of 3,552 square feet is 75% of the maximum guideline FAR.)

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

Actual time: 5:01

Present: John Larson, Agent, Day Construction.

Mr. Boughman, Creeks comments to add one more best practices to control run off.

Public comment opened at 5:09 p.m.

A letter in support from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Denied without prejudice with the following comments:**

1. The roof material and siding material are not compatible with the house.
2. There are too many patio covers.
3. The project does not conform to City and State Fire Codes.

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

The Board recessed from 5:18 until 5:58 p.m.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1323 RIALTO LN****E-1 Zone**

**(6:10)** Assessor's Parcel Number: 049-242-032  
Application Number: MST2009-00195  
Owner: Domenico Lala  
Architect: David Van Hoy

(Proposal to construct a 313 square foot swimming pool cabana on top of an existing detached 385 square foot accessory building. Staff Hearing Officer approval of a modification is requested to exceed 500 square feet accessory space. The existing one-story 1,831 square foot single-family and attached 370 square foot two-car garage is located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,909 square feet is 66% of the maximum guideline FAR.)

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

Actual time: 5:58

Present: David Van Hoy, Architect; Domenico Lala, Owner.

Public comment opened at 6:05 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Fred Carlin, neighbor, addressed safety concerns, 328 tons of fill was imported and is held in place by a thin retaining wall.
3. John Jostes, neighbor, opposed: project is out of scale with the neighborhood; not appropriate for modification, but is appropriate for density.

Public comment closed at 6:10 p.m.

**Motion: Continued to the Staff Hearing Officer and return to the Full Board with the following comments:**

- 1) The modification for additional accessory building square footage is acceptable as the overall site is less than the 85% FAR guideline.
- 2) Provide photos from the neighboring property to the east; include a silhouette of proposed structure.
- 3) Provide additional grading information.
- 4) Provide a soils report.
- 5) Provide a color board with roof color.

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

The Board recessed from 6:33 until 6:45 p.m.



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 2224 GIBRALTAR RD****A-1 Zone****(6:45)**

Assessor's Parcel Number: 021-180-004  
 Application Number: MST2009-00180  
 Owner: Alison Armour  
 Architect: Valerie Froscher

(Proposal for repairs and a 427 square foot first-floor addition, conversion of 278 square feet of garage space, a 596 square foot addition to the second-floor, and a 300 square foot carport. The existing 2,691 square foot two-story single-family residence suffered minor damage in the Tea Fire. The project requires a Substantial Conformance Determination by Planning Commission for the carport to be located outside of the building envelope. The proposed total of 4,292 square feet on the 11.5 acre lot is 39% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment and Substantial Conformance Determination by Planning Commission.)**

Actual time: 6:45

Present: Valerie Froscher, Architect.

Public comment opened at 6:53 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

- 1) Elimination of a garage space is not supportable for this house and this neighborhood.
- 2) Study an alternative location for the exercise room.
- 3) There is support for the master bedroom addition and balcony as presented.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 830 ARBOLADO RD****A-1 Zone****(7:20)**

Assessor's Parcel Number: 019-232-006  
 Application Number: MST2009-00185  
 Owner: Glen and Amy Bacheller  
 Agent: Raymond Appleton  
 Architect: Kurt Magness

(Proposal for as-built alterations consisting of a 464 square foot addition/conversion of an existing patio, the addition of 394 and 434 square foot wood decks, a 32 square foot outdoor garden fireplace, 10 square foot garden fountain, and a 200 square foot cistern for an existing 2,671 square foot one-story single family residence. The project requires Staff Hearing Officer review for the cistern to encroach into the front setback. The proposal will abate violations under ENF2008-01452. The proposed total of 3,686 square feet on the 1.16 acre lot in the Hillside Design District is 72% of the maximum guideline FAR.)

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

Actual time: 7:05

Present: Raymond Appleton, Agent; Kurt Magness, Architect.

Mr. Appleton submitted a letter in support of the project signed by nine neighbors.

Public comment opened at 7:16 p.m.

A letter in support of the project signed by nine neighbors was acknowledged.

A letter in support of the project from Paula Westbury was acknowledged.

Public comment was closed.

### **Failed**

**Motion:** Continued to the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) The location of cistern and reusing of storm water for irrigation are appropriate.
- 2) The glass handrail is appropriate for this project, the signification vegetation will prevent glare to the neighborhood.

Action: Deisler/Zink, 3/4/0. Motion failed. (Woolery, Carroll, Bernstein, Mosel opposed.)

**Motion:** Continued to the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) Study alternative materials that eliminate the glass rail.
- 2) The cistern and decks are supportable.

Action: Mosel/Zink 6/1/0. Motion approved. (Deisler opposed.)

## **PRELIMINARY REVIEW**

### **9. 2140 MISSION RIDGE RD**

**A-1 Zone**

**(7:55)** 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.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 019-09.)**

Postponed pending the project's return to Planning Commission.

## **ADJOURNMENT:**

The Full Board meeting was adjourned at 7:33 p.m.

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 365 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-005  
Application Number: MST2008-00567  
Owner: Winand and Erika Jeschke  
Designer: Joe Woodruff  
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

**(Final review of landscaping.)**

Final Approval with conditions: 1) use 5 gallon plants at 15 feet on center, 2) groundcover planting to be 1 gallon at 3 feet on center, 3) add a rain sensor to the irrigation system.

**NEW ITEM****B. 1050 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-032  
Application Number: MST2009-00208  
Owner: Mary Hegarty  
Architect: Peter Becker

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a contemporary style 2,426 square foot two-story single-family residence and attached 460 square foot two-car garage, a 368 square foot uncovered deck, and 304 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 2,886 square feet on the 27,569 square foot lot in the Hillside Design District is 60% of the maximum guideline FAR.)

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

Continued to the Staff Hearing Officer and return to Consent Calendar with the following comments: The modification is supportable, size, bulk, scale are compatible, height is well under maximum, the style is compatible, the project is more fire-resistant. Return with colors, Fire Department stamp on landscape plan, chimney details, window specifications, gutters and downspouts, cut sheets for lights and garage door.

**NEW ITEM****C. 1132 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-181-015  
Application Number: MST2009-00213  
Owner: Rodrigo Gaete

(Proposal to remove the existing wood shake roof and replace with a new sandstone color clay tile roof.)

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

Final Approval as submitted. The neighborhood has many styles of architecture. The re-roof is an improvement. Size, bulk and scale did not change. The applicant is encouraged to change the siding to plaster.

**FINAL REVIEW****D. 265 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-041-008  
Application Number: MST2009-00183  
Owner: Wendy Edmunds  
Designer: The Fine Line

(Proposal to replace an approximately 1,500 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 1,662 square foot one-story residence and attached 451 square foot attached two-car garage. The total proposed 2,113 square feet on the 2.35 acre lot in the Hillside Design District is 37% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

Final Approval with conditions: 1) driveway is to be permeable, 2) obtain Fire Department stamp on landscape plan, 3) chimney to use brick from the site, 4) colors are Autumn Blend for roof, Linen for body color, Vanilla White for trim.

**REVIEW AFTER FINAL****E. 1084 GARCIA RD E-1 Zone**

Assessor's Parcel Number: 029-283-008  
Application Number: MST2007-00506  
Owner: Richard D. Carson  
Architect: James Macari  
Contractor: Signal Construction Company

(Proposal to construct a 12 square foot second-story balcony and a 204 square foot patio. The existing 1,947 square foot single-family residence is located on a 9,883 square foot lot in the Hillside Design District.)

**(Review After Final for window and door changes, reduction of proposed patio, and elimination of changes to front stairs.)**

Approval of the Review After Final with conditions: 1) existing awnings to be maintained, 2) plaster to match existing, 3) walls to get no higher, 4) the sizes of proposed windows are acceptable, change to windows without muntins is acceptable for this location.

## **FINAL REVIEW**

### **F. 1025 LAS ALTURAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-113-052  
 Application Number: MST2005-00791  
 Owner: Steven Adrian and Gina Giannetto  
 Architect: Steven Adrian

(Proposal for a new 2,244 square foot three-story single-family residence with a 470 square foot basement, an attached 465 square foot garage, a 440 square foot roof-top terrace, 72 square feet of balconies, a 494 square foot detached accessory structure, a 125 square foot covered patio, a 240 square foot terrace. The project is located on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, a swimming pool, and 357 cubic yards of grading. The proposed total of 2,244 square feet is 45% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

Final Approval with condition to obtain Fire Department stamp on landscape plan. Tree-like succulents between buildings are an acceptable substitute for the proposed trees.

## **FINAL REVIEW**

### **G. 845 SEA RANCH DR**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004  
 Application Number: MST2009-00162  
 Owner: Margaret Carswell Family Trust

(As-built deck and screening for water storage tanks)

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

Postponed one week.

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