



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, May 26, 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 Thursday, May 21, 2009 at 4:00 p.m., the 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 3:09 p.m. by Chair Mahan

**ROLL CALL:**

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel (arrived at 5:09), Zink (arrived at 3:30)  
Members absent: Woolery

Staff present: Boughman, Limon, 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 May 11, 2009, as amended.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of May 18, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Denise Woolery

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

Motion: Ratify the Consent Calendar of May 26, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items D and E, reviewed by Erin Carroll

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

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

Mr. Boughman made the following announcements:

1. Denise Woolery will be absent from the meeting.
2. The annual training for Board and Commission members this year is on Sustainable Design. Topics will include green roof, cool roofs, passive solar design, green pre-manufactured housing, and alternatives to Built Green ratings. The training will take place Thursday, May 28, 9:00 a.m. until noon in the David Gebhard Room. In the afternoon, if there is sufficient interest, two AIA accredited courses will be offered: at 1:30 the topic will be Green Roofs, and at 2:30 the topic will be Cool Roofs.

Jaime Limon presented an informational pamphlet to be handed out to applicants prepared by the City's Creeks Division entitled "A Homeowner's Guide to Managing Storm Water" concerning new requirements of the City's Storm Water Management Program.

E. Subcommittee Reports.

Mr. Mahan requested a study of glass railings – to better understand when are they acceptable and why are they not acceptable. Board members are requested to provide examples of acceptable and/or unacceptable glass railings.

F. Possible Ordinance Violations.

None.

## **FINAL REVIEW**

### **1. 130 SAN CLEMENTE**

**E-3/SD-3 Zone**

**(3:15)**

Assessor's Parcel Number: 045-212-021

Application Number: MST2008-00519

Owner: David Swarts

Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum FAR.)

Actual time: 3:19

Present: James Zimmerman, Architect; Ms. Swarts, Owner.

Public comment opened at 3:26 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval and return to Staff with the following conditions:**

- 1) Provide front door color.
- 2) Provide fence details.
- 3) Install a weather-based irrigation controller.
- 4) Revise the double gate to be a single 3 foot wide gate.

Action: Mosel/Deisler, 4/1/1. Motion carried. (Bernstein opposed, Zink abstained, Woolery absent.)

**PRELIMINARY REVIEW****2. 1465 CRESTLINE DR****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 049-241-009  
 Application Number: MST2008-00009  
 Owner: Daksha K. Oza  
 Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

**(Third review at Full Board. Board members are requested to visit the site. Action may be taken if sufficient information is provided.)**

Actual time: 3:35

Present: Xavier Cobiani, Designer; Misael, Designer's Assistant, Daksha Oza, Owner.

Public comment opened at 3:43 p.m.

Charles King, opposed to the latest plan to expand usable yard area to increase the size of house. Opposed to the 5 foot high wall, the integral masonry stairway, and the proposed to the 4 foot high block wall with footing.

Public comment closed at 3:48 p.m.

Public comment reopened at 4:14 p.m.

Charles King, questioned whether there will be enforcement to be sure the plan is fully implemented.

Public comment closed at 4:15 p.m.

Mr. Boughman responded that the project would need to be built as approved by the Board.

**Motion: Continued to the June 22, 2009 Full Board meeting with the following comments:**

- 1) Provide two section drawings perpendicular to rear property line. Correct the elevation measurements on sections.
- 2) Provide the feasibility of construction of the retaining wall along rear property line prepared by Civil Engineer.
- 3) Provide color board for retaining walls.
- 4) Show and specify correct guardrail height (42") on both sections
- 5) The Board is generally positive of the step back and reconstruction of walls.
- 6) Add Creeping Fig along the stretch of wall adjacent to the proposed Palm trees.
- 7) Show accurate Oak tree drip lines. Provide an arborist's report if a new retaining wall is proposed under drip lines.
- 8) Specify sized of all plant materials, and specify of Palm trees.
- 9) Study drainage on the slope; consider a cistern or energy dissipater. Add slope stabilizing ground cover.
- 10) Show existing and proposed trees and drip lines.
- 11) Provide a drainage plan with invert elevations of drain pipe to front of property.

Action: Zink/Mosel, 5/0/1. Motion carried. (Bernstein abstained, Woolery absent.)

**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.)**

Actual time: 4:22

Present: Anthony Zermeno, Designer.

Public comment opened at 4:28 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 Full Board with the following comments:**

- 1) The exposed beams on the exterior of the exercise room and entry shall be non-combustible material and should be structurally rational.
- 2) Provide window detail sections resolving the pop-outs.
- 3) Revise the plans to allow the windows to be set-in.
- 4) Study fenestration to be compatible with the architectural style. All windows should have divided lights
- 5) Provide a roof plan showing consistency of the rooflines.

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

**PRELIMINARY REVIEW****4. 6 ROSEMARY LN****E-1 Zone**

**(4:45)** 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.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 034-09.)**

Actual time: 4:48

Present: Don Sharpe, Architect; Karen Pick, Owner

Public comment opened at 4:52 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Two letters expressing support from Ashley Brook and Phil Beautiron were acknowledged.

As no one wished to speak, public comment 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
- 2) Show detail of thicker cantilevered beams over the garage.
- 3) Provide information on the new fireplace cap.
- 4) Provide cut sheet for the garage door.
- 5) The addition is simple, in back of one story, the craftsman style adds architectural interest to the two-story structure where the original was lacking.

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

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

**The Board recessed from 4:58 p.m. until 5:05 p.m.**

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

#### **5. 119 CEDAR LN**

**E-1 Zone**

**(5:15)** Assessor's Parcel Number: 015-092-005  
 Application Number: MST2009-00065  
 Contractor: Arnold Brothers Construction  
 Owner: Kurt Huffman Trust

(Revised proposal for remodel and a 215 square foot second-story addition for an existing 1,773 square foot one-story single-family residence, including attached 383 square foot two-car garage. The project includes a new front entry portico, 13 square foot addition to the garage, raising roof and roof pitch, new exterior finishes, doors, and windows, removing as-built storage sheds, and permitting or removing all other as-built work called out in ZIR2008-00352. Staff Hearing Officer approval of modifications is requested to allow alterations to the existing house within the setbacks. The proposed total of 2,051 square feet on the 7,700 square foot lot in the Hillside Design District is 66% of the maximum FAR.)

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

Actual time: 5:05

Present: Matt and Nathaniel Arnold, Contractors; Mr. and Mrs. Huffman, Owners.

Public comment opened at 5:18 p.m.

Phil Beautrow, opposed: concerned that the house is too large for the lot, height is excessive.  
 Prem Krish, opposed: concerned about loss of architectural harmony of the micro neighborhood; concerned about an increase in roof height and loss of sunlight; suggested story-poles.  
 Emily Nichols, opposed: concerned about the increased roof height and loss of sunlight.  
 Dick Powell, opposed: concern about increase roof height, loss of sunlight, increased moisture.  
 E-mails from Richard and Diane Powell, Brook Ashley and Karen Pick expressing concerns about the project were acknowledged.  
 Public comment closed at 5:32 p.m.

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

- 1) Study to reduce the plate heights, roof heights , door heights, and arched windows for neighborhood compatibility;
- 2) Study thickening the stone columns and the stone chimney;
- 3) Thicken the walls at each side of the entry;
- 4) The Board is not in favor of the nonconforming garage in width after a modification is in place to increase the garage depth.

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

\*\*\* The Board recessed at 6:02 p.m. and reconvened at 6:27 p.m. \*\*\*

**CONCEPT REVIEW - NEW ITEM**

**6. 2150 MISSION RIDGE RD**

**A-1 Zone**

**(6:05)** Assessor's Parcel Number: 019-071-004  
 Application Number: MST2009-00235  
 Owner: Davidson Family Trust  
 Architect: Loren Solin

(Proposal for a 433 square foot one-story addition with a 392 square foot roof deck above. The existing 2,762 square foot two-story single-family residence and detached 633 square foot two-car garage is located on a 26,322 square foot lot in the Hillside Design District. The proposed total of 3,770 square feet is 79% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment.)**

Actual time: 6:27

Present: Loren Solin, Architect.

Public comment opened at 6:32 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a color board.
- 2) Study the stairwell molding.
- 3) Cap the 6 foot retaining wall.
- 4) The project is tastefully designed, and the 6 foot privacy screen at the northeast side of the second-story deck is appreciated.
- 5) Neighborhood Preservation Ordinance findings can be made when the project returns to Consent Calendar. The project is ready for Preliminary and Final approvals.

Action: Zink/Carroll, 6/0/0. Motion (Woolery absent.)

**SFDB-CONCEPT REVIEW (CONT.)****7. 581 LAS ALTURAS RD****E-1 Zone****(6:35)**

Assessor's Parcel Number: 019-281-007  
 Application Number: MST2009-00170  
 Owner: Bradley Vernon  
 Architect: Leonard Grant

(Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline FAR.)

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

Actual time: 6:37

Present: Leonard Grant, Architect.

Public comment opened at 6:47 p.m.

Ann Lorimer: concerned about building heights, loss of ocean view, and loss of sunlight and privacy. Questioned building height from slab and retaining wall and landscaping heights. Suggested story-poles.

June Chanson: concerned about size of proposed house, size of lap pool, and loss of privacy and sunlight.

Public comment closed at 6:54 p.m.

**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 continued to the Full Board with the following comments:**

- 1) Study the garage door and provide details.
- 2) Verify if the Mirador window is allowed to encroach into the setback.
- 3) Study the tower roof.
- 4) Provide additional detailing for window in curved tower area.
- 5) Show tree canopies at mature diameter on plans.
- 6) Provide fire resistant screen and privacy planting to the west. Show the adjacent residence on the landscape plan.
- 7) The project preserves trees, and adds new trees; provides quality building materials and the design style is suitable for Santa Barbara; provides break up of the massing.

Action: Zink/Mosel, 5/1/0. Motion carried (Bernstein opposed, Woolery absent.)

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

**SFDB-CONCEPT REVIEW (CONT.)****8. 3750 MERU LN****E-3/SD-2 Zone****(7:05)**

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.)

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

Actual time: 7:17

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

Public comment opened at 7:28 p.m.

Gloria Easter, opposed: house is an improvement to neighborhood but concerned about privacy for her pool and spa; concerned about nonconformance with CC&R height limit; happy with down sizing of revised project, prefers relocating second story to center of house; privacy from balcony; size should be compatible with neighborhood.

Carl Easter, opposed: concerned about loss of privacy from windows; concerned about size of house.

John Ritchie, redesign is an improvement, but concerned about privacy. Supports idea of centering the second story.

Jean Holmes, concerned about landscaping at the creek.

Public comment closed at 7:35 p.m.

**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 to the Full Board for an in-progress review with the following comments:**

- 1) Provide additional landscape screening on the east elevation.
- 2) Raise the window sills on second-floor east elevation for neighbor's privacy.
- 3) Provide a color and materials board.
- 4) Provide a landscape plan.
- 5) Study using stepping stones in the side yard.
- 6) Study a direct path to front entry courtyard.
- 7) Study the wood lintel details and living room and front entry.
- 8) Bulk mass and scale is pushed back from front of house, the second-story is small and pushed back, architecture is compatible with the neighborhood, provides fine architectural details, and provides additional landscaping.

Action: Zink/Carroll, 4/2/0. Motion carried. (Bernstein and Mosel opposed, Woolery absent.)

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

**ADJOURNMENT**

The Full Board meeting was adjourned at 7:57 p.m.

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 312 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-004  
 Application Number: MST2009-00233  
 Owner: Nelle Slack  
 Architect: Daphne Rom Drew

(Proposal to rebuild a two-story 1,652 square foot single-family residence and 402 square foot detached garage destroyed in the Tea Fire. The project is a redesigned contemporary style three-story 2,692 square foot house and attached 490 square foot two-car garage. The project includes 394 cubic yards of grading on the 10,397 square foot lot in the Hillside Design District. Staff Hearing Officer approval of modifications is requested to allow alterations within the setbacks. The proposed total of 3,182 square feet is 84% of the maximum FAR.)

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

Continued indefinitely to the Staff Hearing Officer. The increase of approximately 1,000 square feet is mostly understory. The alterations to the garage within the setbacks are perfectly acceptable. The west side massing is acceptable. Break up the two story wall at the south side. Break up the windows at the north elevation.

**CONTINUED ITEM****B. 2224 GIBRALTAR RD****A-1 Zone**

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 and a 596 square foot addition to the second-floor. The existing 2,691 square foot two-story single-family residence suffered minor damage in the Tea Fire. The proposed total of 3,714 square feet on the 11.5 acre lot is 34% of the maximum guideline FAR.)

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

Preliminary approval with Neighborhood Preservation Ordinance findings and continued back to Consent Calendar. Show planting in front of house at driveway. Study the columns at the covered deck. The project is compatible with the neighborhood and the bulk, mass, and scale are acceptable.

**CONTINUED ITEM****C. 2111 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-026  
 Application Number: MST2009-00173  
 Owner: MacMillan Family Trust  
 Contractor: Thomas Bortolazzo Construction  
 Architect: Christine Pierron

(Proposal to rebuild a 2,706 square foot two-story single-family residence and attached 482 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first-floor deck and a 152 square foot second-floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline FAR.)

**(In-Progress review for design changes. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Continued to Staff Hearing Officer with the comment that the alterations within the setback of the revised design are supportable. The project is ready for final approval.

**NEW ITEM****D. 1021 SAN DIEGO RD****E-1 Zone**

Assessor's Parcel Number: 029-202-014  
 Application Number: MST2009-00216  
 Owner: Todd A. and Kathryn Patterson Jacobs  
 Architect: John Kelley

(Proposal for a 527 square foot one-story addition and demolition of 120 square feet of the existing residence. The existing 1,732 square foot one-story single-family residence with a 380 square foot attached two-car garage is located on a 14,062 square foot lot in the Hillside Design District. The proposed total of 2,519 square feet is 59% of the maximum FAR.)

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

Public comment: Jackie Kurta, concerned about privacy.

Preliminary Approval as submitted with Neighborhood Preservation Ordinance findings. The project is compatible with the neighborhood; massing is one-story at rear of the property.

**FINAL REVIEW****E. 1308 DOVER HILL RD****E-1 Zone**

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 and 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. Project was revised and Staff Hearing Officer approval of zoning modifications are no longer required for over-height wall and encroachments into the front setback.)

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

Public comment: Curry Sawyer, 1310 Dover Hill Road, spoke with concerns about cost of relocating electrical service.

Final approval with the following conditions: 1) Remove proposed lighting on top of posts at street. 2) Gates at transformer to be 42 inches tall. 3) Applicant will provide relocation of electrical service to affected neighbors prior to certificate of occupancy. 4) Obtain Fire Department stamp on landscape plan. 5) Add updated water compliance statement to landscape plan.

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