



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 06, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely 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 July 2, 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.
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 3:03 p.m. by Paul Zink.

ROLL CALL:

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

Staff present: Boughman, 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 June 8, 2009 was continued two weeks.

Motion: Approval of the minutes of the Single Family Design Board meeting of June 29, 2009, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 29, 2009. The Consent Calendar was reviewed by William Mahan, except Items D and F reviewed by Gary Mosel.

Action: Bernstein/Carroll, 5/0/0. Motion carried. (Deisler abstained. Mahan absent.)

Motion: Ratify the Consent Calendar of July 6, 2009. The Consent Calendar was reviewed by Glen Deisler.

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

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

1. Mr. Boughman announced that Item 2, 1105 N. Ontare Road, and Item 8, 2105 Anacapa Street are postponed two weeks at the applicants' request.
2. Mr. Zink announced that he would step down from Item 4. Mr. Zink later determined that stepping down was not necessary.

E. Subcommittee Reports.

Erin Carroll provided copies of the Glass Railing subcommittee's proposed Guideline revisions. A discussion will take place at the next Full Board meeting in two weeks.

F. Possible Ordinance Violations.

None.

*** The Board recessed from 3:10 p.m. until 3:13 p.m.***

PRELIMINARY REVIEW**1. 324 E CALLE LAURELES****E-3/SD-2 Zone****(3:15)**

Assessor's Parcel Number: 053-084-015

Application Number: MST2009-00084

Owner: Gregory D. and Wendi J. Chittick

Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. Staff Hearing Officer approval of a modification to allow alterations within the setback is requested. The proposed total of 1,551 square feet on the 6,500 square foot lot is 54% of the maximum FAR.)

Actual time: 3:13

Present: Eric Swenumson, Architect.

Public comment opened at 3:23 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 continued to the Consent Calendar with the following comments:

- 1) Provide construction details for the entry trellis. Add visual weight and mass to the truss and columns.
- 2) Redesign the balcony at the rear elevation with less cantilevering and an open railing. Details should be similar to the craftsman style house. Study heavier corbels and bracket detailing for added visual weight.
- 3) The project provides quality materials, consistency in appearance, and complies with the good neighbor guidelines.

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

REVIEW AFTER FINAL**2. 1105 N ONTARE RD****E-1 Zone****(3:45)**

Assessor's Parcel Number: 055-151-013
 Application Number: MST2003-00329
 Owner: Raymond and Sandra Castellino
 Applicant: W. David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage on a 21,703 square foot lot in the Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

(Project was referred from Consent Calendar. Review After Final for as built relocated windows and alterations to exterior stairs.)

Postponed two weeks at the applicant's request.

*** The Board recessed from 3:42 p.m. until 4:06 p.m. ***

SFDB-CONCEPT REVIEW (CONT.)**3. 1935 E LAS TUNAS RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 019-083-006
 Application Number: MST2007-00504
 Owner: Ann Sarkis
 Architect: Peter Becker

(Proposal for major remodeling and a new 645 square foot second-story, a 95 square foot first floor addition, and demolition of 12 square feet. The existing 2,717 square foot one-story single-family residence and 491 square foot attached two-car garage are located on a 36,580 square foot lot in the Hillside Design District. The proposed total of 3,936 square feet is 80% of the maximum guideline FAR.)

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

Actual time: 4:06

Present: Peter Becker, Architect; Tom Vincent, Associate; Ann Sarkis, Owner.

Public comment opened at 4:11 p.m.

Ursula Schmidt, opposed to the proposed height at the west side (submitted handout).

Public comment closed at 4:15 p.m.

Straw vote: how many board members can support the modification to increase roof pitch as presented?
 6/0/0.

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

- 1) The architectural enhancement of the existing house and the well crafted design are appreciated. Relocating the second-floor, and relocating roof pitch and plate along western property line are appreciated.
- 2) A modification for altering the roof and windows within the setback is supportable.
- 3) The as-built stone walls are compatible to the neighborhood and the Santa Barbara environment.
- 4) Provide additional architectural details and a color board.
- 5) Show the dimensions from right-of-way to gate posts; provide additional details about the driveway gate.
- 6) Study the spacing for olive trees.

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

CONCEPT REVIEW - NEW ITEM

4. 2431 MESA SCHOOL LN

E-3/SD-3 Zone

(4:45)

Assessor's Parcel Number: 041-311-005

Application Number: MST2006-00295

Owner: Bolger Family Trust

Designer: Mathew Guerrero

(This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,607 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,840 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,322 square feet on the 10,075 square foot lot is 88% of the maximum FAR.)

(Comments only; project requires a Substantial Conformance determination with Planning Commission Resolution No. 001-07.)

Actual time: 4:37

Present: Mathew Guerrero, Designer; Tony Bolger, Owner.

Straw vote: how many board members can support a two-story house on the lot? 6/0/0.

Public comment opened at 4:54 p.m.

Betty Nelson, opposed: expressed concerns about privacy from upper level verandas.

Public comment closed at 4:57 p.m.

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

- 1) Revise the proposal to reduce the size, bulk, and scale.
- 2) Update the floor to lot area ratio study with the project's proposed square footages.
- 3) Provide more articulation to enhance the architecture.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 1131 DEL SOL AVE****E-3/SD-3 Zone****(5:15)**

Assessor's Parcel Number: 045-063-015

Application Number: MST2009-00050

Owner: Robin and Scotti Brooks Family Trust

Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 148 square foot first-floor addition, and attached 331 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 1,943 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum FAR.)

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

Actual time: 5:19

Present: Francisco Cobian, Designer.

Public comment opened at 5:25 p.m. As no one wished to speak, public comment was closed.

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

- 1) Show raised planters at the front entry.
- 2) Provide a street tree appropriate for Del Sol Avenue.
- 3) Reduce the number of arched windows.
- 4) Return with a railing detail.
- 5) Reduce the garage plate height, not to exceed nine feet.
- 6) Show a garage door of a more Craftsman or Mediterranean style.
- 7) Coordinate the second-floor deck plan and elevation drawings.
- 8) Study locations for exterior light fixtures and provide cut sheets.
- 9) Applicant's use of stone veneer is appreciated. Study how the stone turns the corners of the house.
- 10) Restudy the chimney width.

Action: Carroll/Deisler, 6/0/0. Motion carried. (Mahan absent.)

***** SCHEDULED BREAK FROM 5:47 TO 6:08 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**6. 931 COYOTE RD****A-1 Zone**

(6:05) Assessor's Parcel Number: 021-061-013
 Application Number: MST2009-00279
 Owner: Mr. and Mrs. Nelson
 Architect: Greg Christman

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum FAR.)

(Second Review at Full Board. Action may be taken if sufficient information is provided.)

Actual time: 6:08

Present: Greg Christman, Architect; Mr. and Mrs. Nelson, Owners.

Public comment opened at 6:18 p.m.

Henry Childs, Mt. Drive Community Assn; beautiful project, expressed appreciation for applicants listening to comments, commended Board for their direction.

Ken Radtkey, in support of the project; thanked applicants and Board for changes to project.

Public comment closed at 6:20 p.m.

Motion: Preliminary Approval of the architecture 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 landscaping to return on Consent Calendar with the following comments:

- 1) Provide color board and details.
- 2) The project provides quality building materials, appropriate architecture and design, and is compatible with the neighborhood.

Action: Deisler/Woolery, 6/0/0. Motion carried. (Mahan absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1204 SAN MIGUEL AVE****E-3/SD-3 Zone**

(6:35) Assessor's Parcel Number: 045-050-010
 Application Number: MST2009-00287
 Owner: Shail and Joanne H. Mehta Trustees
 Applicant: Tectonica Design

(Proposal for 407 square feet of first-floor additions and a new 165 square foot second-story. The existing one-story 1,458 square foot single-family residence with attached one car garage is located on a 6,025 square foot lot in the Coastal Zone. The proposed total of 2,030 square feet is 75% of the maximum FAR.)

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

Actual time: 6:27

Present: Magdalena Corvin, Architect; Shail and Joanne Mehta, Owners.

Public comment opened at 6:34 p.m.

Jose Esparza, representing Rick and Carmen Sanchez: addressed concerns regarding southeast retaining wall; in support of the architecture.

Public comment closed at 6:36 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 on Consent Calendar with the following comments:

- 1) Proposal is a modest second-story addition, the architecture blends with the existing house, compatible with the neighborhood; provides quality building materials; no trees are proposed for removal.
- 2) Use red 2-piece mission roof tile, rather than S-tile. A double starter row is encouraged.

Action: Mosel/Carroll, 6/0/0. Motion carried. (Mahan absent.)

SFDB-CONCEPT REVIEW (CONT.)

8. 2105 ANACAPA ST

E-1 Zone

(7:10)

Assessor's Parcel Number: 025-242-011

Application Number: MST2008-00311

Owner: Barbara E. Mathews Revocable Trust

Architect: Britt Jewett

(Project has been revised and reduced by 364 square feet and is 95% of the maximum FAR. Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approvals of modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum FAR.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 024-09.)

Postponed two weeks at the applicant's request.

ADJOURNMENT

The Full Board meeting was adjourned at 6:45 p.m.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 350 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-001
Application Number: MST2009-00303
Owner: Leslie Hlavicka
Architect: Jan Hochhauser

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a new 2,525 square foot two-story single-family residence with an attached 475 square foot two-car garage. Staff Hearing Officer approval is requested for modifications for encroachments into the interior and front setbacks. The proposed total of 3,000 square feet on the 9,392 square foot lot in the Hillside Design District is 84.6% of the maximum FAR.)

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

Continued to the Staff Hearing Officer with the following comments: The encroachment into the setbacks is supportable. The bulk, mass, scale, and architectural style are appropriate for the neighborhood. Return with a color board, exterior details, window details, a landscape plan, and show wall heights.

NEW ITEM**B. 684 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-002
Application Number: MST2009-00295
Owner: Kenneth E. and Kim P. Kihlstrom
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% 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 continued one week for landscape plan review with the following comments: 1) Changing to a 6:12 pitch roof helped lower height of house; 2) two separate garage doors lessen the appearance of size; 3) the style is compatible with the neighborhood; the bulk, mass and scale are compatible; 4) the project is more fire-resistant than originally proposed.

FINAL REVIEW**C. 660 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-026
Application Number: MST2009-00244
Owner: Floyd C. Dodson Trust
Designer: Catherine Dunbar
Engineer: Gary Frolenko
Contractor: Jim Head Construction

(Proposal to rebuild a three-story single-family residence and attached two-car garage destroyed in the Tea Fire. Proposed is a 2,800 square foot two-story single-family residence with a 637 square foot two-car garage below. The existing pool and deck will be refurbished. The proposed total of 3,437 square feet on the 16,394 square foot lot in the Hillside Design District is 78% of the maximum guideline FAR.)

(Final approval of architecture is requested.)

Continued one week with the following comments: 1) provide column and beam details and show on plans and elevations; 2) show cap tile on parapet roof; 3) specify two-piece mission tile; 4) vinyl windows are not acceptable, provide an alternate window specifications; 5) provide window and door section details; 6) provide light fixture detail and indicate light fixtures on plans; 7) provide chimney detail; 8) obtain Fire Department approval of landscaping.

NEW ITEM**D. 646 JUANITA AVE****E-1 Zone**

Assessor's Parcel Number: 035-123-009
Application Number: MST2009-00302
Owner: Lisa Julien
Architect: James Zimmerman

(Proposal for a 422 square foot one-story addition to an existing one-story 1,602 square foot single-family residence with an attached 393 square foot two-car garage. The project includes complete exterior remodel, a new front courtyard and walls, and 53 cubic yards of fill grading. The proposed total of 2,417 square feet on the 9,527 square foot lot in the Hillside Design District is 68% 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 to the Consent Calendar with the comments and condition: 1) the window between the garage and courtyard is eliminated; 2) the massing is very appropriate; 3) the style is appropriate and an enhancement; 4) return with lighting details, color board, gate details.

FINAL REVIEW**E. 320 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-016
Application Number: MST2009-00123
Owner: Stewart Family Trust
Architect: Gregory Jenkins

(Proposal to construct a 455 square foot second floor addition, a 19 square foot first floor addition, a 190 square foot second floor deck, a 300 square foot terrace, and demolition of 192 square feet of accessory space. The existing 982 square foot one-story single-family residence with a detached 296 square foot one-car garage is located on a 4,801 square foot lot in the Hillside Design District. The proposed total of 1,768 square feet is 74% of the maximum FAR.)

Final Approval with the following conditions: 1) add a pedestrian walkway in brick material to the front door; 2) light fixture to have seeded glass.

NEW ITEM**F. 119 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 015-192-002
Application Number: MST2009-00315
Owner: Robert E. and Jane L. Hilty Trust
Agent: David Winitzky

(Proposal to demolish an 818 square foot deck, fence and deck stairs. Replace with 667 square foot deck and 253 square foot patio cover. 95 lf low site walls and permit 148 square foot as-built interior attic loft.)

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

Final Approval 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. The bulk, mass and scale are compatible with the neighborhood. The project did not remove any landscaping. The project complies with Good Neighbor Guidelines.

The Consent Calendar was reviewed by Glen Deisler. Staff present: Tony Boughman.