



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, November 23, 2009      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

**BOARD MEMBERS:**                      WILLIAM MAHAN, CHAIR  
     PAUL ZINK, VICE-CHAIR  
     BERNI 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  
     GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 folded plans 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 SFDB 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 November 19, 2009 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.

**GENERAL BUSINESS:****CALL TO ORDER.**

The Full Board meeting was called to order at 3:05 p.m. by Chair Mahan.

**ROLL CALL:**

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

Members absent: Woolery

Staff present: Limon, Shafer

**A. Public Comment:**

No public comment.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Single Family Design Board meeting of November 9, 2009, as amended.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of November 16, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A through D reviewed by Erin Carroll.

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

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

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

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

Mr. Limon made the following announcements:

- a) Denise Woolery will be absent from today's meeting.
- b) An SFDB representative is requested to attend to the December 15 City Council review of the 2-year Neighborhood Preservation Ordinance update. Mr. Mahan indicated that he will attend. Ms. Bernstein agreed to also attend the hearing and requested that the Board's request for a sub-committee be reiterated to City Council.
- c) The appeal of 803 Rametto Road has been withdrawn.

**E. Subcommittee Reports - None.**

**SFDB-CONCEPT REVIEW (CONT.)****1. 117 E ISLAY ST****E-1 Zone****(3:15)**

Assessor's Parcel Number: 027-041-011  
 Application Number: MST2009-00203  
 Owner: Jeffrey and Cheryl Long  
 Architect: Brian Nelson

(Proposal to combine two existing houses and garages into one single-family residence. A permit was issued in 1987 for this work but the work was not completed and the permit expired. The revised project includes a 291 square foot reduction of floor area on the first floor, a new 806 square foot second-story, a new 407 square foot attached two-car garage, covered roof deck tower, a new patio and trellis, and complete remodeling. The portions of the existing houses that encroached into the interior setback will remain. The proposed total of 3,225 square feet on the 11,054 square foot lot is 84% of the maximum floor to lot area ratio.)

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

Actual time: 3:15

Present: Brian Nelson, Architect; Jeffrey Long, Owner.

Public comment was opened at 3:29 p.m. A letter in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Straw vote: how many can support the second-story covered deck as presented. 0/6. No support.

Straw vote: spiral stairs: how many can support the spiral stairs at the tower level? 0/6. No support

Straw vote: how many can support the spiral stair access to the tower at the lower level. 2/4/0.

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

- 1) Study the front entry to be more inviting.
- 2) Reduce the size of the chimneys.
- 3) Obtain a property line survey and note the existing setback distance.
- 4) The exterior spiral staircase is not supportable as presented.
- 5) The roof is to be two-piece mission tile.
- 6) Revise the covered second-story deck.
- 7) Relocate the guest parking out of the front yard.
- 8) Restudy the tower belly bands.
- 9) Provide landscape information on plans.

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

**PRELIMINARY REVIEW****2. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 035-180-078  
 Application Number: MST2009-00376  
 Architect: Zehren and Associates  
 Owner: Vikram Verma

(Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 484 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

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

Actual time: 3:59

Present: David Lane, Architect; Robert Adams, Landscape Architect.

Public comment was opened at 4:13 p.m. A letter in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Failed

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

- 1) Neighborhood Preservation Ordinance findings can be met given that the spa has been lowered in elevation, the balcony has been moved back more than 15 feet from the property line; the side decks will not be more than 10 inches above the existing grade.
- 2) Provide a color board.
- 3) Provide window material and details.
- 4) Provide exterior lighting details.

Action: Zink/Mosel, 3/3/0. Motion failed. (Woolery absent.)

**Revised**

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

- 1) Neighborhood Preservation Ordinance findings can be met given that the spa has been lowered in elevation, the balcony has been moved back more than 15 feet from the property line; the side decks will not be more than 10 inches above the existing grade.
- 2) Provide a color board.
- 3) Provide window material and details.
- 4) Provide exterior lighting details.

Action: Zink/Mosel, 6/0/0. Motion carried (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 floor to lot area ratio.)

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

Actual time: 4:32

Present: Anthony Zermeno, Designer; Lance Gilbert, Owner.

Public comment was opened at 4:39 p.m. A letter in opposition from Paula Westbury was acknowledged. 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 indefinitely to the Full Board for in-progress review with the following comments:**

- 1) The project provides quality construction; the size, bulk, and scale are compatible with the neighborhood.
- 2) Restudy front door and entry to be inviting.
- 3) Provide details for recessed windows.
- 4) Reduce the fireplace and double chimney configuration.
- 5) Restudy the second level trellis scallop detail.
- 6) Study the break of up of the windows and doors.
- 7) Provide a color board and materials board for railings and garage doors.
- 8) Provide exterior lighting details.
- 9) Study the beam and rafter details.

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

The ten-day appeal period was announced.

**FINAL REVIEW****4. 581 LAS ALTURAS RD****E-1 Zone**

**(4:45)** Assessor's Parcel Number: 019-281-007  
 Application Number: MST2009-00170  
 Owner: Bradley Vernon  
 Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment. 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 floor to area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 068-09.)**

Actual time: 4:52

Present: Leonard Grant, Architect; Bradley Vernon, Owner.

Public comment was opened at 4:59 p.m. A letter in opposition from Paula Westbury was acknowledged.

June Chanson, not opposed to the design; questioned location of the cabana in relation to property line, the size of the pool and cabana.

Public comment was closed at 5:02 p.m.

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

- 1) Provide a landscape plan with Fire Department approval stamp.
- 2) Show traditional exterior downcast lighting.
- 3) Provide an updated color and material board.
- 4) Provide pool fence details and location.
- 5) Restudy the location of the Banana trees.

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 2010 EMERSON AVE****R-2 Zone**

**(5:15)** Assessor's Parcel Number: 025-401-002  
Application Number: MST2009-00294  
Owner: Simon C. and Cathy A. Bradford  
Designer: Mark Morando

(Proposal to abate violations in ENF2009-00219 by permitting as-built alterations to the second-floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of Modifications is requested to allow a small portion of the roof of the front gable to increase in height within the interior setback and for the north side dormer to exceed the solar access limit. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

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

Actual time: 5:12

Present: Mark Morando, Designer; Bradford and Cathy Simon, Owners.

Public comment was opened at 5:21 p.m. A letter in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Straw vote: how many members can support parking in the required front yard? 3/3/0. Tied.

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

- 1) The Modifications for the roof overhang encroachment and solar access are minor and pose no negative architectural impacts.
- 2) The Board was split, on a 3-3 straw vote, as to support of parking in the required front yard.
- 3) Hipped dormers are preferred.
- 4) Determine the designated street tree, or retain the Coral tree.
- 5) Provide embellishments at front elevation and show all final details on plans.

Action: Bernstein/Deisler, 6/0/0. Motion approved. (Woolery absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2510 MESA SCHOOL LN****E-3/SD-3 Zone****(5:45)**

Assessor's Parcel Number: 041-292-035

Application Number: MST2009-00506

Owner: Arthur K. and Ninfa A. Chard

(Proposal for a new 3,584 square foot two-story single-family residence with an attached 415 square foot two-car garage, a detached 358 square foot pool cabana, pool, site walls, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 4,357 square feet on the 15,000 square foot lot is 99% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:44

Present: Steve Wilson, Designer; Jeff Yardi, Landscape Architect.

Public comment was opened at 5:22 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Nancy Ferguson, opposed: concerned about home size, and lack of pool fencing (submitted parcel diagram with neighborhood FARs).

Janet Lensfelder concerned about the lack of open space on the site, and construction noise.

Public comment was closed at 6:00 p.m.

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

- 1) Study the size, bulk, and scale of the proposed residence for compatibility with the neighborhood. Provide larger side yard setbacks.
- 2) Provide pool fencing details.
- 3) Redesign the second-level deck to comply with the 15 foot setback and relocate toward the center.
- 4) Show neighborhood compatibility of the front yard wall and gate.
- 5) Study the architectural style to be more rural for compatibility with the neighborhood.
- 6) Study reducing the size of the garage workshop.
- 7) The Board is not in support of removal of the Cypress tree.
- 8) Provide streetscape photographs.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1595 LA VISTA DEL OCEANO****E-1 Zone****(6:20)**

Assessor's Parcel Number: 035-170-029  
Application Number: MST2009-00494  
Owner: Weniger Family Trust  
Architect: Steve Harrel

(Proposal to construct a one-story, 499 square foot detached lower level accessory structure to house, an indoor swimming pool and half-bathroom, a new 619 square foot deck, swimming pool equipment, two 4'-0" x 6'-0" vacuum tube solar collectors to be installed on the roof of the new accessory building, and a new planter wall, all on a 21,349 square foot lot. The lot is currently developed with a three-story, 3,650 square-foot, single-family residence, an attached 441 square foot garage, and 718 square feet of covered loggia and porches, which are to remain unaltered. There will be 40 cubic yard. of grading outside of the main building footprint. The project will result in a total of 4,590 square feet, which is a guideline floor to lot area ratio of .21, or 98% of the maximum.)

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

Actual time: 6:26

Present: Steve Harrell, Architect; Gunther Weniger, Owner.

Public comment was opened at 6:33 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) Redesign the pool house to be compatible with Spanish style residence.
- 2) Provide information for resolving pool house humidity.
- 3) Provide photographic perspectives or simulations to determine visual impacts.

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

**ADJOURNMENT**

The Full Board meeting was adjourned at 6:46 p.m.

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 447 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-017  
Application Number: MST2009-00509  
Owner: Hezi and Corin Koren  
Designer: Ubaldo Diaz

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

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

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 with comment that the project is a modest proposal for a rebuild; and continued one week to Consent Calendar with conditions: 1) Garage roof is to be hipped. 2) Height shall not be increased.

**NEW ITEM****B. 715 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-101-006  
Application Number: MST2009-00504  
Owner: Charles Steven Duvall

(Proposal to replace a house and garage destroyed in the Tea Fire. The proposal includes a 2,229 square foot one-story residence with an attached 486 square foot two-car garage. The proposed total of 2,715 square feet on the 19,580 square foot lot in the Hillside Design District is 61% of the maximum guideline floor to lot area ratio.)

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 with the comment that the project is a one story fire rebuild; and continued one week with the following comments: 1) Provide color board and light fixture specifications. 2) Study alternative roofing material other than s-tile. 3) Walls are to match existing. 4) Provide a landscape plan.

**CONTINUED ITEM****C. 50 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-019  
Application Number: MST2009-00260  
Owner: Edward and Marjorie Kirshbaum

(Proposal to reconstruct a 3,345 square foot two-story single-family residence and detached two-car garage destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a Modification to allow alterations to the garage roof in the front setback. The proposed total of 3,786 square feet on the 20,855 square foot lot in the Hillside Design District is 81% of the maximum guideline floor to lot area ratio.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 050-09.)**

Preliminary Approval and 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 to Consent Calendar for landscaping with the following comment: The drainage issues involving this parcel were referred to Planning Staff for follow-up with Building and Safety.

**CONTINUED ITEM****D. 10 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-026  
Application Number: MST2009-00361  
Owner: Jeremy Lindaman  
Architect: Bill Isaman

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal includes construction of a 2,780 square foot three-story single-family residence, an attached 550 square foot two-car garage at the lower level, retaining walls, and decks. Staff Hearing Officer approval of modifications is requested for encroachments into the interior setbacks. The project is located on a 10,000 square foot lot in the Hillside Design District. The proposed total of 3,055 square feet includes a 50% reduction for partially subterranean square footage at the lower level, resulting in the project being 81% of the maximum floor to lot area ratio.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 077-09.)**

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 indefinitely to Consent Calendar.

**CONTINUED ITEM****E. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005  
Application Number: MST2009-00243  
Owner: Richard Garcia, Jr.  
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

**(Preliminary approval of the architecture is requested. Two site retaining walls have been added to the project.) *Correct description needed.***

Final 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 one week to Consent Calendar with conditions: 1) The stone cap on top of wall to match existing; 2) Wall to be earth tone color and revise as red lined; 3) Provide landscaping; 4) May be referred to staff.

Items on Consent Calendar were reviewed by Glen Deisler. Staff: Jaime Limón, Senior Planner.