



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, May 10, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- PAUL ZINK, CHAIR
- GLEN DEISLER, VICE-CHAIR
- BERNI BERNSTEIN
- ERIN CARROLL
- WILLIAM MAHAN
- GARY MOSEL
- DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted 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.
- 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, or by e-mail at toughman@SantaBarbaraCA.gov. Please check our website under City Calendar to verify 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 5, 2010, 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 3:06 p.m. by Chair Zink.

ATTENDANCE:

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

Members absent: None

Staff present: Boughman, Brodison, Limon, Riegel, 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 26, 2010, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of May 3, 2010. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Denise Woolery.

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

Motion: Ratify the Consent Calendar of May 10, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery.

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

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

Mr. Boughman announced that item #5, 1562 La Vista Del Oceano, is postponed two weeks at the applicant's request.

E. Subcommittee Reports.

None.

REVIEW AFTER FINAL**1. 122 LA PLATA****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Owner: David Shapiro
 Agent: Alicia Harrison
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a Modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(Referred from Consent Calendar to Full Board. Review After Final for alterations to the second-story resulting in a reduction of eight square feet and a small increase to the front balcony.)

Actual time: 3:12

Present: Dawn Sherry, Architect: David Shapiro, Owner.

Chair Zink acknowledged receipt of 15 letters in support provided by the applicant.

Public comment was opened at 3:21 p.m.

Mac Bakewell: not opposed to project; concerned about the project's lengthy process (submitted written comments).

Ginny Miller, representing Citywide Homeowner's Association: supports project, concerned about rules changing during this project's review process and review consideration of hypothetical privacy impacts.

Karen Fryklund, Mesa homeowner: supports project; concerned about review consideration of potential future neighbors.

Tim Harding, neighbor: supports project; concerned about review consideration of hypothetical privacy impacts (submitted written comments).

A letter in support from Jose Velasquez, neighbor to the south was read.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:30 p.m.

Motion: Final Approval of the project as submitted.

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

PRELIMINARY REVIEW**2. 1935 E LAS TUNAS RD****A-1 Zone**

(3:25) Assessor's Parcel Number: 019-083-006
 Application Number: MST2009-00563
 Owner: Fuad and Anne Sarkis
 Architect: Peter Becker, Architect

(Proposal for as-built stone walls, pedestrian entry gates, driveway gate, new driveway, and landscaping. Approval of this project will abate enforcement case ENF2009-00705.)

Actual time: 3:34

Present: Amy Blakemore, Landscape Architect; Anne Sarkis, Owner

Public comment was opened at 3:38 p.m.

Phil Suding: concerned about the King Palms included in the plant pallet.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:39 p.m.

Motion: Final Approval of the landscape as submitted.

Action: Mosel/Deisler, 5/2/0. Motion carried. (Bernstein/Mahan opposed to extensive stone walls.)

The 10-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 860 JIMENO RD & 1402 GRAND AVE**

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

(This project has been revised to add a 603 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor to lot area ratio. Staff Hearing Officer determination of substantial conformance is requested. Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

(Comments only; project requires Staff Hearing Officer determination of substantial conformance.)

Actual time: 3:46

Present: Richele Mailand, Agent; Kathleen Weinheimer, Attorney.

Suzanne Riegle, Assistant Planner explained that project revisions must return to the Staff Hearing Officer to review for substantial compliance with conditions of approval in Resolution 046-09. Staff supports the two car garage but does not support any increase in driveway turnaround area.

Public comment was opened at 3:57 p.m.

Eileen Boris: concerned about maneuverability on site and guest parking on Grand Avenue; light and noise pollution at new gate.

Tony Fischer: opposed to noncompliance with Staff Hearing Officer Conditions of Approval; concerned about possible future rental of the proposed garage; opposed to pitched roof style of garage (submitted written documents).

Mike Cahill, neighbor: opposed to view encroachment of proposed garage.

Joe Yob, neighbor to 860 Jimeno: favors appearance of a garage over a carport.

An e-mail from Jill Kent expressing concerns was acknowledged.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:09 p.m.

Straw vote: is the architectural style of the proposed garage acceptable? 4/3/0

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

- 1) Reduce the garage length to 20'8" inches, keeping the rear wall at a distance of 19'10" from the property line to move the garage toward the East further away from the Oak tree.
- 2) The garage architecture is generally acceptable to a majority of the board.
- 3) Comments 1, 2, 3, 4 and 7 from the meeting of 3/16/2009 were carried forward:
 1. The lot line adjustment is supportable as presented.
 2. The hammerhead driveway turnaround is approved as noted on plans to be no wider than 14 feet.
 3. Remove the decomposed granite under the Oak tree by hand and replace with bark and several large boulders. An arborist is to approve the bark and boulder proposal.
 4. Plant a small tree in the small triangular planter.
 7. Show irrigation to the Rosemary shrubs.
- 4) Eliminate the landscape planter along the stone wall.
- 5) An arborist is to study the proposed garage location in relation to the downhill Oak tree root structure and provide protection measures.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 2501 MEDCLIFF RD****E-3/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 041-330-024
 Application Number: MST2008-00366
 Owner: Albert F. Zech Trustee
 Applicant: Chris Price
 Agent: Sid Goldstein

(Proposal to subdivide two existing parcels at 2501 and 2505 Medcliff into four parcels varying in size from 50,491 to 20,374 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel is not proposed to be developed at this time. The proposal includes 235 cubic yards of grading to improve the existing private driveway. A new driveway and a 400 square foot two-car carport is proposed for the front house at 2511 Medcliff, and a new driveway is proposed for the front house at 2501 Medcliff. The project is located in the Hillside Design District and the Coastal Zone. Planning Commission approvals are requested for the subdivision, including a Coastal Development Permit, two street frontage Modifications, a street frontage waiver, and a Performance Standard Permit for an additional dwelling unit.)

(Second review. Comments only; project requires environmental assessment and Planning Commission review of a subdivision, Modifications, waiver, a Coastal Development Permit, and a Performance Standard Permit.)

Actual time: 4:31

Present: Robert Ruiz and Sid Goldstein, Agents.

Kelly Brodison, Assistant Planner explained that because concrete sidewalks currently exist on both sides of the street as part of the Pedestrian Master Plan, staff will present the Boards previous request for organic rather than concrete sidewalks to the Planning commission. Ms. Brodison responded to questions from the Board.

Public comment was opened at 4:41 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

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

- 1) There is concern that the project does not comply with the following SFDB Design Guidelines Section 3.3 Subdivision Grading Plans, subsection A. Site Design (pg 44):
 - a. *“Consistency with Single Family Residential Design Guidelines (SFRDG) 1 (Environmental Setting and Landscaping), 2 (Site Planning and Structure Placement), and 33 (Neighborhood Compatibility).”* There is concern about compatibility with size, character, and landscaping of the neighborhood.
 - b. *“Layout of lots and suitability of the development for future building pads and building envelopes.”* The Planning Commission is requested to study the building envelopes of the lots for the purpose of establishing the finding of compatibility with the existing neighborhood. Layout of lots and building envelopes should generate compatibility with the neighborhood.
 - c. *“Compatibility of design with surrounding neighborhoods in terms of lot sizes and building heights, building sizes, and building massing.”* The subdivision

should enhance the neighborhood rather than be detrimental to it. There is concern that proposed lot sizes are larger than those of the surrounding neighborhood which could lead to larger houses that may not be compatible with the neighborhood.

- d. *“Pedestrian connectivity to adjacent neighborhoods and community uses.”* With regard to a sidewalk, the rural character of the street leading to the Douglas Family Preserve should be handled with sensitivity.
- 2) Study an alternative cleaner street tree without the messy fruit. If Cotoneaster is required, use the 'Lowfast' variety instead of the Cotoneaster apiculatus.
- 3) Provide an alternative to the invasive Primrose.
- 4) Relocate the filtration beds locations outside of Oak tree drip lines.

Action: Mahan/Bernstein, 6/0/1. Motion carried. (Zink abstained.)

REVIEW AFTER FINAL

5. 1562 LA VISTA DEL OCEANO DR

E-1 Zone

(4:35)

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

(This is a revised Project Description: 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 455 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. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. 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.)

(Referred from Consent Calendar to Full Board. Review After Final for redesigned main-level deck, terrace, and spa.)

Postponed two weeks at the applicant's request.

SFDB-CONCEPT REVIEW (CONT.)**6. 921 ARBOLADO RD****A-1 Zone**

(5:00) Assessor's Parcel Number: 019-251-003
 Application Number: MST2010-00053
 Owner: Fristoe Family Trust
 Architect: Don Nulty AIA

(This is a revised project description: Proposal to construct a new 3,760 square foot, two-story single-family residence with attached 566 square foot two-car garage. Also proposed is a new swimming pool, a 392 square foot cabana, approximately 1,400 square feet of attached terraces, three detached garden terraces, related hardscaping and site walls, and approximately 300 cubic yards of cut and fill grading. The existing 2,730 square foot two-story single-family residence and attached 382 square foot two-car garage will be demolished. The proposed total of 4,718 square feet on the 36,765 square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

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

Actual time: 5:12

Present: Don Nulty, Architect; Robert Foley, Architect; Abe Fristoe, Owner.

Public comment was opened at 5:19 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

Motion: Preliminary Approval as submitted of the architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Full Board for in-progress review with the following comments:

- 1) Size, bulk, scale and architecture are appropriate to the neighborhood.
- 2) Provide a color and material board.
- 3) Return with a landscape plan.

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

The ten-day approval was announced.

PRELIMINARY REVIEW**7. 129 CALLE BELLO****A-2 Zone**

(5:25) Assessor's Parcel Number: 015-340-005
 Application Number: MST2007-00193
 Owner: Oscar Ball
 Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

Actual time: 5:29

Present: Ubaldo Diaz, Designer; Oscar Ball, Owner; Gil Garcia, Architect.

Public comment was opened at 5:34 p.m.

Richard ~~Sinclair~~ St. Clair, ^(6/21/10) neighbor, ~~neither~~ opposed to ^(6/21/10) the retaining wall where the deck was removed and the path lights.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 5:38 p.m.

Motion: 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 return to Staff with comments:

- 1) Remove existing footing pier posts.
- 2) Provide a photo of the light fixture on the plans.
- 3) Note on the plans that the gate is to be stained a natural color.
- 4) Project provides native low water plants. Project provides high-quality building materials, such as boulders to screen existing wall.

Action: Mosel/Woolery, 6/1/0. Motion carried. (Mahan opposed to the wide path area remaining near the property line.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 2222 SANTA BARBARA ST

E-1 Zone

(5:50)

Assessor's Parcel Number: 025-202-011
 Application Number: MST2010-00121
 Owner: Lorenzo G. and Angelina C. Martel Trustee
 Applicant: Libby McClure
 Designer: Ubaldo Diaz

(Proposal for a new front entry porch and alterations to two front windows. Staff Hearing Officer approval of a Modification is requested for these alterations located within the front setback. The existing two-story single-family residence was recently demolished. The project is located on a 9,947 square foot lot in the Mission Area Special Design District.)

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

Actual time: 5:49

Present: Ubaldo Diaz, Designer; Libby McClure, Applicant; Olga Martel, Owner.

Public comment was opened at 5:56 p.m.

Tony Fischer: concerned about rebuilding a demolished structure within the changes to the previously approved project.

Gil Garcia: supports the project.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 6:01 p.m.

- Motion:** **Continued indefinitely to the Full Board with the following comments:**
Return with a redesigned proposal in a style compatible with the Mission District. Provide elevations for four sides; the existing footprint is acceptable.
- Action:** Mahan/Woolery, 6/1/0. Motion carried. (Mosel opposed to encroachment into the setback.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1528 SANTA ROSA AVE

E-3/SD-3 Zone

- (6:15)** Assessor's Parcel Number: 045-131-018
Application Number: MST2010-00013
Owner: Pfadenhauer Family Trust
Architect: Bildsten and Sherwin

(Proposal for 526 square feet of first-floor additions and a new 275 square foot second-story for an existing 1,505 square foot one-story single-family residence. The existing 195 square foot carport will be demolished and a 271 square foot one-car garage and one uncovered parking space is proposed. The proposed total of 2,577 square feet on the 10,132 square foot lot is 69% of the maximum floor to lot area ratio.)

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

Actual time: 6:18

Present: Susan Sherwin, Architect; Ernie Pfadenhauer, Owner.

Public comment was opened at 6:22 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 proposed size is acceptable.
 - 2) Study the design for better integration of the building masses.
 - 3) Study architectural detailing for added charm and quality for neighborhood compatibility.
 - 4) Study reducing the garage plate height to be compatible with the house.
 - 5) An uncovered parking space is supportable.
- Action:** Bernstein/Deisler, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2717 EL PRADO RD****E-3/SD-2 Zone**

(6:40) Assessor's Parcel Number: 051-281-009
 Application Number: MST2010-00113
 Owner: Lisa A. Petraitis
 Architect: Kent Mixon

(Proposal for a 822 square foot below grade addition and a 496 square foot second-story accessory space addition above the existing detached 356 square foot two-car garage. The project includes a new pool, terraces, stairs, planters, and retaining walls. Also proposed is removal of a trellis to be replaced with a new covered patio at the rear of the existing 1,563 square foot one-story single-family residence. The proposed 2,648 square feet includes a 50% deduction of partially below grade square footage, resulting in a total of 71% of the maximum floor to lot area ratio on the 10,557 square foot lot. Staff Hearing Officer approval of Modifications is requested for a second-story guard rail to encroach into the interior setback and for the accessory space to exceed the maximum allowable 500 square feet.)

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

Actual time: 6:35

Present: Kent Mixon, Architect; Ray Twyford, Associate.

Public comment was opened at 6:43 p.m.

An e-mail in support from Todd and Pattie Gutshall was acknowledged.

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 to the Full Board with the following comments:

- 1) Move the garage roof deck guardrail to be at least 15 feet away from the side yard property line.
- 2) The modification for the deck railing above the garage will have no negative impact on the neighborhood when the deck is moved back 15 feet from the property line.
- 3) The extra accessory space is acceptable. It is proposed to be partially below grade with limited access.
- 4) Return with a conceptual landscape plan for the rear yard addressing the hardscape surfaces.
- 5) Return with a roof plan addressing downspouts along the recreation room south elevation.
- 6) Provide cut and fill calculations and export truck routes.
- 7) Study storm water management.

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

ADJOURNMENT

The Full Board meeting was adjourned at 6:58 p.m.

CONSENT CALENDAR**FINAL REVIEW****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 and site retaining walls. Staff Hearing Officer approval is requested for modifications for encroachments into the interior and front setbacks and into the required open yard area. 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 floor to lot area ratio.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 069-09.)

Final Approval of the project as submitted.

NEW ITEM**B. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021
 Application Number: MST2010-00123
 Owner: Kevin G. Cravens
 Architect: Sherry and Associates
 Owner: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

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

Continued two weeks to the Full Board with comments: 1) The project is continued to the Full Board because it is very large and a vast increase in size over the prior house. 2) Relocate the outdoor seating further from the neighbor's property. 3) Eliminate the proposed Sycamore or Ginko tree furthest toward the North.

FINAL REVIEW**C. 11 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-034
 Application Number: MST2009-00577
 Owner: Wood 2006 Trust
 Designer: Wade Davis Design
 Contractor: Rick Spann Inc.

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is no longer requested to provide the required open yard area in the front yard, the redesigned project is requesting approval of a modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio.)

Final Approval of the architecture and Preliminary Approval of the landscaping with conditions:
 1) Return window detail to staff showing recessed windows. 2) Show hedge height compliance with Zoning Ordinance. 3) Provide an irrigation plan.

FINAL REVIEW**D. 112 CALLE BELLO****A-2 Zone**

Assessor's Parcel Number: 015-340-008
 Application Number: MST2010-00070
 Owner: Gregory B. Thorpe
 Architect: Victor Schumacher

(Proposal for a 336 square foot first-floor addition with patio above, a 32 square foot second-story addition, conversion of 152 square feet of garage to habitable space, and exterior alterations. The existing 2,893 square foot two-story single-family residence and attached 770 square foot three-car garage is located on a 1.15 acre lot in the Hillside Design District. The proposed total of 4,031 square feet is 80% of the maximum guideline floor to lot area ratio.)

Final Approval of the project as submitted with colors and details to match existing.

Items on Consent Calendar were reviewed by William Mahan, with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.