



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### MINUTES

**Tuesday, July 06, 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  
 BRIAN MILLER  
 DENISE WOOLERY  
 JAMES ZIMMERMAN

**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](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	Master Application & Submittal Fee - (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 folded plans 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 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](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 extension 4539, or by email at [toughman@santabarbaraca.gov](mailto:toughman@santabarbaraca.gov). Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 Thursday, July 1, 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](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and then clicking *Online Meetings*.

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:04 p.m. by Chair Zink.

**ROLL CALL:**

Members present: Bernstein, Carroll, Deisler, Miller, Zimmerman (in at 3:05), Zink  
Members absent: Woolery

Staff present: Baker (left at 3:10), Boughman, Kennedy (left at 4:05) Limon (left at 3:40), 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 21, 2010, as amended.

Action: Bernstein/Deisler 4/0/2. Motion carried. (Woolery absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of June 28, 2010. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping, reviewed by Erin Carroll.

Action: Carroll/Bernstein, 4/0/2. Motion carried. (Miller, Zimmerman abstained. Woolery absent.)

Motion: Ratify the Consent Calendar of July 6, 2010. The Consent Calendar was reviewed by Glen Deisler.

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

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

1. Mr. Boughman announced that the project at 1233 Mission Ridge was postponed to July 19<sup>th</sup>.
2. Mr. Boughman announced that Denise Woolery will be absent from today's meeting.
2. Mr. Boughman introduced two new SFDB members, Brian Miller and James Zimmerman.
3. Mr. Zink announced that Mr. Zimmerman will step down from Item #7, 1607 Shoreline Drive.
4. Heather Baker, Project Planner, following up on the tree training, reported a few things from a conversation with Tim Downey, the City's Urban Forest Superintendent: Mr. Downey has offered to review Arborist reports at the Board's request. He stated that the Board might consider requesting Arborist's reports when work is proposed under a drip line. He explained that tree roots are primarily located at a shallow depth beneath the ground surface. Mr. Downey said that machines that vacuum soil from around roots may be used when hand digging is required.

5. Mr. Zimmerman reported that he attempted to visit the site at 1233 Mission Ridge Road and discovered that the subject parcel is located off of Green Ridge Lane.
6. Ms. Bernstein reported that the project at 1607 Shoreline Drive has a yellow development sign; however, the sign is located behind a block wall and not visible from the street.
7. Ms. Bernstein requested that Staff provide a status concerning the Eucalyptus trees at the project near the corner of Meigs Road and Shoreline Drive.

E. Subcommittee Reports.

None.

## **REVIEW AFTER FINAL**

### **1. 1466 LA CIMA RD**

**R-1 Zone**

**(3:10)**

Assessor's Parcel Number: 041-022-031  
 Application Number: MST2006-00145  
 Owner: John H. and Kathy S. Cook  
 Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor to lot area ratio.)

**(Project was referred from Consent Calendar. Review After Final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)**

Actual time: 3:16

Present: Don Swann, Designer; John Cook, Owner.

Public comment was opened at 3:26 p.m.

Scott McCosker, neighbor to the east: requested landscape screening, that the deck remain 15 feet away from the property line, and that the steps be kept in the approved location.

Public comment was closed at 3:27 p.m.

Jaime Limón, Senior Planner Limon summarized the history of the project and explained that Mr. McCosker, the neighbor to the east has made some improvements to his property and the applicant is requesting equivalent improvements.

A letter in opposition from Paula Westbury was acknowledged.

- Motion:** **Continued to indefinitely to the Consent Calendar with the following comments:**
- 1) Provide screen trees for screening as shown on the previously approved landscape plan.
  - 2) Specify a solid hedge along the side property line. A solid evergreen hedge other than bamboo was suggested.
  - 3) Provide an attaching vine on the wall along the stairs.
  - 4) The architecture is supportable as submitted.
- Action:** Carroll/Bernstein, 6/0/0. Motion carried. (Woolery absent.)

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

### **2. 226 EUCALYPTUS HILL DR**

**A-2 Zone**

**(3:40)** Assessor's Parcel Number: 015-050-017  
 Application Number: MST2010-00055  
 Owner: Howard Cynthia Dee Trustee  
 Architect: Greg Griffin, Shubin and Donaldson

(Proposal for the demolition of an existing single-family residence and construction of two new single-residences. The proposed main unit is a 6,122 square foot two-story residence with an attached 740 square foot three-car garage and a pool. The proposed additional dwelling unit is a 1,148 square foot one-story residence with an attached 277 square foot one-car garage, and a detached 430 square foot two-car garage with 210 square feet of accessory space. The project includes 5,920 cubic yards of grading, a private driveway to serve both units and will also serve two future houses on the adjacent lot to the south, and improvements on the adjacent lot for access and drainage. The proposed total of 8,927 square feet on the 2.5 acre lot in the Hillside Design District is 154% of the maximum floor to lot area ratio. Approvals were granted at City Council for a Lot Line Adjustment and a Performance Standard Permit for an additional dwelling unit.)

**(Third review. Action may be taken if sufficient information is provided. Project requires compliance with Council Resolution No. 09-099.)**

Actual time: 3:40

Present: Greg Griffin, Architect, Shubin and Donaldson; Derrick Eichelberger, Landscape Architect, Arcadia Studio.

Public comment was opened at 3:54 p.m.

Tony Vasallo, next door neighbor: requested information about drainage changes, and stated concerns about drainage system to be completed in phases.

Public comment was closed at 3:56 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Ms. Kathleen Kennedy, Associate Planner explained that because drainage pipes will be located underground, the Planning Commission Resolution requirement for screening no longer applies.

**Motion:** Preliminary Approved 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 Full Board with the following comments:

- 1) The project is compatible with the neighborhood; massing is relatively low with natural materials; well landscaped; the underground drainage is a huge improvement.
- 2) Include the phasing process on the drawings.
- 3) Provide additional landscape information for the easement along Woodland Hills.
- 4) Provide notes about the temporary irrigation for the Oak trees.
- 5) Study ways to increase permeable paving wherever possible.

**Action:** Deisler/Miller, 5/0/1. Motion carried. (Bernstein opposed. Woolery absent.)

The ten-day appeal period was announced.

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

#### **3. 819 ROBERTO AVE**

**E-1 Zone**

**(4:05)** Assessor's Parcel Number: 035-083-009  
 Application Number: MST2010-00102  
 Owner: Ryan W. Muzzy  
 Applicant: Ryan and Sarah Muzzy  
 Designer: Christine Daniel

(Proposal for a new 1,160 square foot second-story and a 214 square foot addition to the first floor of the existing 1,311 square foot one-story single-family residence and attached 421 square foot two-car garage. The project includes a 150 square foot covered second floor balcony at the front, 475 square feet of covered patios at the first floor, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,106 square feet on the 9,037 square foot lot in the Hillside Design District is 89% of the maximum floor to lot area ratio.)

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

Actual time: 4:14

Present: Christine Daniel, Designer.

Public comment was opened at 4:21 p.m.

George Mogyoros: concerned about neighborhood compatibility and loss of his private ocean views.

Andy Gault: stated that his concerns were addressed in the presentation.

Public comment was closed at 4:24 p.m.

Two letters in opposition from Paula Westbury and Phyllis McGee were acknowledged.

Straw vote: how many feel story poles are necessary 3/3/0.

**Motion:** Continued two weeks to the Full Board with the comment to provide additional materials and photographs to show compatibility of the massing with the neighborhood.

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

**SFDB-CONCEPT REVIEW (CONT.)****4. 1528 SANTA ROSA AVE****E-3/SD-3 Zone****(4:30)**

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.)

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

Actual time: 4:41

Present: Susan Sherwin, Architect, Bildsten and Sherwin Studio; Ernie Pfadenhauer, Owner.

Public comment was opened at 4:51 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

**Motion: Preliminary Approval with 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 Full Board with the following comments:**

- 1) The project is neighborhood compatible in size, bulk, scale and materials.
- 2) Continue to revise the roof plan.
- 3) Continue to improve integration of the stairs and wall.
- 4) Continue adding stone and detail work.
- 5) Provide a color board and materials, including stone material.
- 6) Provide photographs of examples of stone work in the neighborhood.

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

The ten-day appeal period was announced.

**PRELIMINARY REVIEW****5. 1478 LOU DILLON LN****A-2 Zone**

**(4:55)** Assessor's Parcel Number: 015-202-042  
Application Number: MST2007-00644  
Owner: Arturo Gonzalez  
Architect: Clay Aurell, AB Design Studio

(Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline floor to lot area ratio.)

Actual time: 5:01

Present: Clay Aurell and Josh Blummer, AB Design Studio.

Public comment was opened at 5:06 p.m.

John Manning: asked whether there would be trenching on site.

Public comment was closed at 5:08 p.m.

A letter in opposition from Paula Westbury was acknowledged.

**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 Consent Calendar with the following comments:**

- 1) The project is compatible with the neighborhood in size, bulk, scale and uses quality materials.
- 2) Study adding curves or radius to the stairs and site walls.
- 3) Study the tower alignment.
- 4) Provide exterior light fixture cut sheets.
- 5) Final can be made when project returns on Consent Calendar.

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

The ten-day appeal period was announced.



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1411 JESUSITA LN****A-1 Zone****(5:20)**

Assessor's Parcel Number: 055-240-021  
Application Number: MST2010-00183  
Owner: Robeck 1997 Trust  
Architect: Josh Blumer, AB Design Studio

(Proposal for 901 square feet of one-story additions and a 385 square foot trellis for an existing 3,275 square foot single-family residence with a 595 square foot attached three-car garage. The proposed total of 4,771 square feet is located on a 3.2 acre lot in the Hillside Design District.)

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

Actual time: 5:16

Present: Steven and Susan Robeck, Owners; Clay Aurell and Josh Blumer, AB Design Studio.

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

A letter in support from J.J. and Barbara Jenkins was acknowledged.

**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 Consent Calendar with the following comments:**

- 1) The project is compatible with the neighborhood; the size, bulk, mass, and scale are appropriate; the single-story matches the neighborhood; the simple design is well thought out.
- 2) Provide details for trellises and exterior lighting.
- 3) Provide a color board when return to Consent Calendar.

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

The ten-day appeal period was announced.

The Board recessed from 5:25 until 5:42 p.m.

**CONCEPT REVIEW - NEW ITEM****7. 1607 SHORELINE DR****E-3/SD-3 Zone**

**(5:45)** Assessor's Parcel Number: 045-173-042  
Application Number: MST2010-00193  
Owner: Chad Yonker  
Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence with an attached two-car garage. The project includes a 549 square foot first floor addition, a 1,281 square foot second floor addition, the demolition of 405 square feet of floor area and two existing decks totaling 431 square feet, a new 150 square foot, second floor deck and new 826 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42". Total development on site will result in a 4,459 square foot structure, which is 96% of the maximum guideline floor-to-lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

**(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Actual time: 5:42

Present: James Zimmerman, Architect.

Public comment was opened at 5:57 p.m.

Grace Dodson, neighbor to the west: concerned about width and height, three-story appearance, stairwell, privacy from windows, roof top deck, and landscaping on the delicate bluff.

Kip Fulbeck, neighbor to north-west: concerned about the loss of community character.

Public comment was closed at 6:04 p.m.

Letters in opposition from Grace Dobson and Eric Fricker, and from Paula Westbury were acknowledged.

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

- 1) Redesign to be more compatible with the neighborhood and consistent with Design Guidelines.
- 2) Redesign to reduce the size, bulk, and scale to reflect existing structures in the neighborhood.
- 3) Reduce or eliminate the upper level roof deck.

Action: Miller/Bernstein, 5/0/0. Motion carried. (Zimmerman stepped down. Woolery absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1233 MISSION RIDGE RD****E-1 Zone**

**(6:10)** Assessor's Parcel Number: 019-231-007  
 Application Number: MST2010-00186  
 Owner: Sanborn 1998 Trust  
 Architect: Lloyd Malar  
 Architect: Mark Shields

(Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences. The proposal includes a 5,922 square foot two-story single-family residence with an attached 436 square foot two-car garage, 992 square foot covered patio, 273 square foot second-story deck, pool, spa, hardscape and retaining walls. The second proposed residence is a 920 square foot one-story additional dwelling unit with a 468 square foot two-car garage attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow the additional dwelling unit. The proposed total of 7,746 square feet for two units on the 31,584 square foot lot in the Hillside Design District is 161% of the maximum guideline floor to lot area ratio.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Performance Standard Permit.)**

Postponed two weeks to July 19, 2010, at the applicant's request.

**ADJOURNMENT**

The Full Board meeting was adjourned at 6:22 p.m.

**CONSENT CALENDAR (11:00)****CONTINUED ITEM****A. 945 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-009  
 Application Number: MST2010-00178  
 Owner: Levitt Second Family Trust

(Proposal to regrade the existing building pad where the prior house was destroyed in the Tea Fire. Total grading on the 2.2 acre lot in the Hillside Design District will be less than 300 cubic yards. )

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

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 with the following comment and condition: 1) Project provides appropriate grading and natural topography protection. 2) Grading shall not exceed 300 yards.

**FINAL REVIEW****B. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026  
Application Number: MST2009-00571  
Owner: Ortega Robert Trustee  
Applicant: Suzanne Elledge Planning and Permitting  
Architect: Tony Xiques

(Proposal to relocate a spa and permit as-built window alterations for an existing single-family residence. The existing 2,011 square foot single-family residence and carport are located on an 8,712 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for the spa to be located within the rear setback and for alterations in the interior setback.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 006-10.)**

Final Approval as noted 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 project cleans up the existing architecture, is compatible with the neighborhood, uses quality architecture and materials. The approval includes replacing the spa in the deck.

**FINAL REVIEW****C. 282 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-272-011  
Application Number: MST2010-00134  
Owner: Alessandro Castellarin  
Architect: Brett Ettinger

(Proposal for a 461 square foot second-floor addition to an existing 2,495 square foot two-story single-family residence. The project includes enclosing the existing attached carport to create an attached 457 square foot two-car garage and interior remodeling. Staff Hearing Officer approval of a modification is requested for alterations to the carport located in the front setback. The proposed total of 3,412 square feet on the 15,217 square foot lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio.)

Postponed one week.

Items on Consent Calendar were reviewed by Glen Deisler. Staff present: Tony Boughman, Planning Technician II.