



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 31, 2011 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

- GLEN DEISLER, CHAIR - PRESENT
- DENISE WOOLERY, VICE- CHAIR - PRESENT
- BERNI BERNSTEIN – PRESENT @ 3:09 P.M. UNTIL 6:06 P.M.
- ERIN CARROLL - PRESENT
- BRIAN MILLER - PRESENT @ 3:12 P.M.
- JIM ZIMMERMAN – PRESENT @ 3:11 P.M. UNTIL 6:06 P.M.
- PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

- JAIME LIMÓN, Design Review Supervisor – PRESENT @ 3:43 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (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 plans</u> are required at the <u>time of submittal & each time plans are revised</u>.</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. , Present
- 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 (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. 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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@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. That on Thursday, January 27, 2011, at 4:00 p.m., this 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/sfdb.

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 3:02 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein (present from 3:09 to 6:06 p.m.), Carroll, Deisler, Miller (present @ 3:12), Woolery, Zimmerman (present from 3:11 to 6:06 p.m.), and Zink
Members absent: None.
Staff present: Bedard, Limón (present @ 3:43), and Goo.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **January 18, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 18, 2011**, as amended.
Action: Woolery/Carroll, 3/0/2. Motion carried. (Deisler abstained from Item 6/Zimmerman abstained from Item 4, Bernstein/Miller absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **January 24, 2011**. The Consent Calendar was reviewed by **Glen Deisler, Jim Zimmerman, and Erin Carroll**.
Action: Zink/Woolery, 3/0/2. Motion carried. (Bernstein abstained/Carroll abstained from Item B, Miller absent)

Motion: Ratify the Consent Calendar for **January 31, 2011**. The Consent Calendar was reviewed by **Paul Zink and Erin Carroll**.
Action: Zink/Carroll, 6/0/0. Motion carried. (Miller absent)

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

Board member Zimmerman announced he would be stepping down from Item #1, 1607 Shoreline Drive.

E. Subcommittee Reports:

No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Revised project. Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 279 square feet of existing floor area and two existing decks totaling 431 square feet, and construction of a new 344 square foot first floor addition, an 886 square foot second floor addition, two new second story decks totaling 405 square feet, and a new 531 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 inches in height. The proposed total of 3,985 square feet, on a 20,066 square foot lot, is 85% 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.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

(3:12)

Present: Jim Zimmerman, Architect.

Public comment opened at 3:16 p.m. As no one wished to speak, public comment was closed.

A letter expressing support from Kate Meehan was acknowledged.

One letter expressing concerns from Grace Dobson and Eric Fricker was acknowledged.

Straw vote: How many of the Board can support two sets of exterior stairs to the roof deck as presented? 1/5 (failed, Miller supported).

Straw vote: How many of the Board can support one exterior stair solution to the roof deck? 2/4/0 (failed, only Bernstein/Deisler supported).

Straw vote: How many of the Board can support one exterior stair solution to a reduced roof deck located in the middle of the property that would be compatible with the neighborhood? 5/0/1, (passed, Miller abstained).

Motion: Continued indefinitely to Full Board with comments:

- 1) Carry over comments #1a and #2 from January 18, 2011 minutes, as follows:
 - #1) Study simplifying the complexity of the architecture, to include the following:
 - a) Study reducing the scale of the ocean-facing doors and trellis.
 - #2) Applicant is encouraged to consult with a civil engineer or landscape architect to show compliance with Tier 3 Storm Water Management Program (SWMP) requirements and Best Management Practices (BMP).
- 2) A majority of the Board still found the second-story exterior rear deck to be too large. Applicant to reduce the size of the second-story exterior rear deck and relocate it to the middle of the proposed project.
- 3) Provide one staircase to the second-story exterior deck.

- 4) Provide two building sections through the building and show the profile of the existing structure to be altered.

Action: Zink/Bernstein, 6/0/0. Motion carried. (Zimmerman stepped down).

SFDB-CONCEPT REVIEW (CONT.)

2. 23 WADE CT

E-3/SD-3 Zone

Assessor's Parcel Number: 047-071-020
 Application Number: MST2011-00007
 Owner: Chris Andrew Pelonis
 Designer: Goodman Design Studio

(Proposal to construct a new 2,299 square foot, two-story single-family residence and an attached 400 square foot two-car garage on a 9,583 square foot vacant lot in the Hillside Design District. The proposal includes a 1,055 square feet total of loggias, covered and uncovered decks, and a roof terrace. The proposed total of 2,699 square feet is 76% of the maximum floor-to-lot area ratio. The parcel is located within the non-appealable jurisdiction of the Coastal Zone and requires review of a coastal exclusion.)

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

(3:56)

Present: Craig Goodman, Designer; and Chris Andrew Pelonis, Owner.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

Debra Gibson (northerly neighbor) opposition; spoke of appreciation of the applicant's responsiveness to concerns, but still had privacy concerns from the proposed project's north-facing second-story windows.

An email expressing concerns from Gil Barry was acknowledged.

Public comment closed at 4:10 p.m.

Motion: Project Design 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 indefinitely to the Full Board for In-Progress Review, with the following comments:

- 1) The proposed project's size, bulk, and scale are acceptable.
- 2) Provide alteration of the landing to the roof deck with additional detailing.
- 3) Provide additional information and detailing regarding the landing at the top of the stairs leading to the roof top deck.
- 4) Study simplifying the different design components in the overall structure.
- 5) Study providing a black chain link fence instead of a wood fence at the north property line with landscaping (vine planting is suggested).
- 6) Study providing stepping stones where there are solid concrete pathways along the side yards.

Action: Zink/Miller, 4/3/0. Motion carried. (Bernstein/Woolery/Carroll opposed).

The ten-day appeal period was announced.

FINAL REVIEW**3. 230 LIGHTHOUSE RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
 Application Number: MST2006-00455
 Owner: SB Lighthouse 8, LLC
 Architect: Peikert Group Architects
 Engineer: Penfield & Smith, Engineers

(Proposal for an eight-lot residential subdivision of an existing 1.6-acre site. The existing church and all existing site improvements will be demolished and all existing landscaping will be removed. The proposal involves a total of 5,180 cubic yards of grading. Two private driveways provide vehicular access to all of the lots. A common walkway and landscaping is provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes range from approximately 8,212 - 10,065 net square feet. An uncovered guest parking space is proposed as part of the future proposed development of each lot, which will occur under separate applications. The project received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09).)

(Final Approval of the subdivision, grading, public improvements, and landscaping plan is requested.)

(4:36)

Present: Detlev Peikert and Lisa Plowman of Peikert Group Architects; Jeremy Phelps with Penfield & Smith; and David Black, Landscape Architect.

Public comment opened at 4:51 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

Dr. Walter Dukes, opposition; with concerns regarding the landscape plan blocking natural light and public views of the ocean, specifically the proposed maximum height of proposed landscape trees.

Chester Caldeira, opposition; with concerns regarding proposed maximum height of proposed landscape trees blocking public views of the ocean, and pedestrian and vehicular safety concerns.

Nica Guinn, opposition; adjacent property owner with concerns regarding proposed maximum height of proposed landscape trees blocking natural light; with additional privacy screening concerns.

Letters and emails expressing noise abatement concerns from Natasha Campbell for Washington School were acknowledged.

Public comment closed at 4: 57 p.m.

Motion: Final Approval of the subdivision, grading, and public improvements, and continued one week to Consent for common area landscape plan review with comments:

- 1) The Board finds acceptable the subdivision, grading, and public improvements.
- 2) The common area landscape plan is to be reviewed at Consent.
- 3) Reduce the quantity of landscape palm trees by at least 35 percent throughout the site.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 230 LIGHTHOUSE RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
 Application Number: MST2010-00304 (Lot 1)
 MST2010-00305 (Lot 2)
 MST2010-00306 (Lot 3)
 MST2010-00307 (Lot 4)
 MST2010-00308 (Lot 5)
 MST2010-00309 (Lot 6)
 MST2010-00310 (Lot 7)
 MST2010-00311 (Lot 8)

Owner: SB Lighthouse 8, LLC
 Architect: Peikert Group Architects
 Applicant: Whitt Hollis

(Proposal to construct eight new two-story single-family residences. The proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). The proposed eight new two-story single-family residences will vary from 2,716 to 2,869 square feet on lots varying from 8,212 to 10,065 square feet. Each house will include an attached two-car garage and one guest parking space. This proposal includes a street frontage elevation along Lighthouse Road (lots 1 and 8), interior streetscape elevations, proposed floor plans, elevations, roof plans, and sections for units 1-8, and site landscaping for the common areas. Landscaping for each unit will be proposed for each individual lot separately. The proposed eight new units will range from 73% to 85% of the maximum floor-to-lot area ratio.)

(Second Conceptual Review. Project requires compliance with Planning Commission Resolution No. 029-09.)

(5:18)

Present: Detlev Peikert and Lisa Plowman of Peikert Group Architects; Jeremy Phelps with Penfield & Smith; and David Black, Landscape Architect.

Public comment opened at 5:29 p.m.

Mr. Chester Caldeira spoke with concerns regarding conformance to the 25-foot height restrictions (which are really 30-foot height restrictions).

A letter expressing noise abatement concerns from Natasha Campbell for Washington School was acknowledged.

Public comment closed at 5:32 p.m.

Motion for Lot 1: Project Design 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 indefinitely to Consent.

Action: Woolery/Miller, 6/1/0. Motion carried. (Bernstein opposed).

The ten-day appeal period was announced.

Motion for Lot 2: Project Design 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 indefinitely to the Full Board for In-Progress Review with the comment that the roof over the garage is to be redesigned, and to study the roof over bedroom #3.

Action: Zink/Zimmerman, 7/0/0. Motion carried.

The ten-day appeal period was announced.

Motion for Lot 3: Project Design 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 indefinitely to the Full Board for In-Progress Review with the comment that the roof over the garage is to be redesigned, and to study the roof over bedroom #3.

Action: Zink/Zimmerman, 7/0/0. Motion carried.

The ten-day appeal period was announced.

Motion for Lot 4: Project Design 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 indefinitely to the Full Board with the comment that the roof over the garage is to be redesigned and to study the roof over bedroom #3.

Action: Zink/Zimmerman, 7/0/0. Motion carried.

The ten-day appeal period was announced.

Motion for Lot 5: Project Design 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 indefinitely to Consent.

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

The ten-day appeal period was announced.

Motion for Lot 6: Project Design 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 indefinitely to Consent with the comment that the applicant is to study alternative garage door designs.

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

The ten-day appeal period was announced.

Motion for Lot 7: Project Design 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 indefinitely to the Consent with the comment for the applicant to study the plaster corbel on the west elevation and the wood corbel on the south elevation.

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

The ten-day appeal period was announced.

Motion for Lot 8: Project Design 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 indefinitely to the Consent with the comment that the Board appreciates the design.

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

The ten-day appeal period was announced.

Board Comments for general landscaping on Lots #1-8:

Final landscaping to be reviewed prior to Final Approvals on all of the buildings. Required landscaping compliance requires the total landscape area to be 85% drought tolerant. Applicant to provide a prepared master plant list with minimum quantities, and all major trees above 8-feet in height are to be already planted by the developer.

**** MEETING ADJOURNED AT 6:38 P.M. ****

CONSENT CALENDAR:**REFERRED BY FULL BOARD****A. 1229 CALLE CERRITO ALTO****A-1 Zone**

Assessor's Parcel Number: 041-120-033
 Application Number: MST2011-00004
 Owner: Diana F. Thomason
 Architect: Rex Ruskauff

(Revised proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project requires Staff Hearing Officer review for three requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor to lot area ratio guideline. The original proposal requested two zoning modifications. The revised project requests one additional zoning modification to allow alterations to the existing carport located within the interior setback.)

(Comments only. Review of the additional requested zoning modification for alterations to the carport within the interior setback. Project requires Environmental Assessment and Staff Hearing Officer Review for three requested zoning modifications for alterations within the setbacks.)

Thomas Crandall spoke with concerns regarding the existing "guest house" to be demolished.

Continued indefinitely to the Staff Hearing Officer (SHO):

- 1) The encroachment to improve the use of the two-car carport in order to obtain 20'X20' is supported provided the plate height does not exceed 8-feet in height measured from the top of the concrete.
- 2) The Board would prefer to see a maximum 10-foot wide garage door at the south elevation.

REVIEW AFTER FINAL**B. 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. The project received Staff Hearing Officer approval on 6/30/10 for a modification for alterations to the carport located in the required front setback (Resolution No. 031-10). 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.)

(Review After Final to revise the low parapet wall to a roof overhang.)

Approved as submitted of Review After Final.

CONTINUED ITEM**C. 3831 LA CUMBRE HILLS LN E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-045
Application Number: MST2011-00026
Owner: David Leflang
Architect: Amy Taylor

(Proposal for site alterations on a parcel developed with an existing 1,760 square foot single-family residence on a 6,909 square foot parcel. The site alterations include revised landscaping, the demolition of an existing 120 square foot trellis to be replaced with a new 449 square foot covered entry and trellis, a new 329 square foot metal trellis at the side yard, a new flagstone covered concrete patio at the front and side yard, and a metal guardrail along the perimeter of the patio. The house was developed as a Planned Residence Developments (PRD) and the proposed changes are subject to Design Review per Planning Commission conditions outlined in Resolution No. 047-95.)

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

Project Design Approval and Final 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.

NEW ITEM**D. 128 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-194-012
Application Number: MST2011-00020
Owner: David B. Murchison
Designer: Mark Morando

(Proposal to permit an as-built 127 square foot interior mezzanine addition at the second floor level of an existing two-story, 1,988 square foot single-family residence with an attached two-car garage. The proposal includes the replacement of a single-hung window to a casement window and replacement of existing French doors with windows on the second floor. The proposed total of 2,115 square feet, on a 6,346 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 76% of the maximum floor to lot area ratio. The proposal will address violations outlined in ENF2010-00896.)

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

Project Design Approval and Final 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 with conditions:

- 1) On the north east elevation, redraw the existing double-hung window to match the existing condition as identified in the photographs.
- 2) Show the additional structure on the plans, include in the FAR calculations, and identify the use of the structure.

NEW ITEM**E. 1314 PUNTA GORDA ST****R-4 Zone**

Assessor's Parcel Number: 017-341-004
Application Number: MST2011-00022
Owner: Jiten Patel
Designer: Mark Morando

(Proposal to permit two uncovered parking spaces on a 5,000 square foot lot developed with an existing 1,154 square foot one-story, single-family residence. The proposal also includes the replacement of all the windows to be replaced in like size, with new Milgard vinyl windows within the existing wood frames, new permeable paving for the driveway and new parking spaces, a new 7 foot tall wood gate at the driveway to screen the uncovered parking spaces, and two new 80 square foot storage sheds (totaling 160 square feet). Two uncovered parking spaces is allowed for parcels developed with 80% or less of the required floor-to-lot-area ratio. 12 cubic yards of grading is proposed. The existing 1,154 square foot house is 48% of the required floor to lot area ratio. The proposal will address violations outlined in ENF2010-00931.)

(Comments only; project requires Environmental Assessment.)

Continued one week with comments:

- 1) Provide a landscape plan and paving details.
- 2) Colors and windows are acceptable.
- 3) Applicant to study providing automated gates.

NEW ITEM**F. 45 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-017
Application Number: MST2011-00030
Owner: Susan Winter Ward
Designer: Don Gragg

(Proposal for minor exterior alterations to an existing 1,024 square foot, one-story, single-family residence, with a detached 305 square foot accessory space above the existing, detached 354 square foot two-car garage. The exterior alterations include replacement of doors and windows with new, façade alterations involving adding new board and batton siding on the street frontage elevations to match the existing garage, and a new site retaining wall in the front yard. The existing 1,683 square foot development on a 7,214 square foot lot, in the Hillside Design District, is 57% of the maximum floor-to-lot-area ratio. Proposal will address violations listed under ENF2010-00860.)

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

Project Design Approval and Final 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 with conditions:

- 1) Provide a window detail in specifying the window trim.
- 2) Provide a color board.

FINAL REVIEW**G. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Craig Penner
Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

(Review of the preliminary landscape plan. Final Approval of architecture was granted on 12/13/10.)

Continued one week with comments:

- 1) Resolve the location of the bridge.
- 2) Obtain approval from the Fire Department for compliance with High Fire Area landscape requirements.
- 3) Reproduce the landscape plan compliance statement on the plans.
- 4) The proposed landscape plan is acceptable.

Items on Consent Calendar were reviewed by **Paul Zink** and **Erin Carroll**.