



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 17, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- DENISE WOOLERY, *Chair* - ABSENT
- FRED SWEENEY, *Vice-Chair* - PRESENT
- BERNI BERNSTEIN - PRESENT
- BRIAN MILLER (Consent Calendar Architecture Representative) – PRESENT @ 3:26 P.M.
- LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
- JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
- JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

- CITY COUNCIL LIAISON:** DALE FRANCISCO - ABSENT
- PLANNING COMMISSION LIAISON:** ADDISON THOMPSON - ABSENT
- PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA - ABSENT

- STAFF:** JAIME LIMÓN, Design Review Supervisor – ABSENT
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/sfdb and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

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

ATTENDANCE:

- Members present: Bernstein, James, Miller (present @ 3:29 p.m.), Pierce, Sweeney, and Zimmerman.
- Members absent: Woolery.
- Staff present: Bedard, Goo and Rogers O’Reilly.

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 December 3, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of **December 3, 2012**, as amended.

Action: Zimmerman/James, 4/0/1. Motion carried. (Bernstein abstained, Miller/Woolery absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **December 10, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

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

Motion: Ratify the Consent Calendar for **December 17, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

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

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

1. Ms. Goo introduced Rosa who will be taking over as SFDB Secretary.

2. Ms. Bedard announced that Board members Miller would be in later in the meeting, and that Denise Woolery would be absent from the meeting.

3. Board member Zimmerman will be presenting for the new Agenda Item #7, 1330 San Julian Place, and Agenda Item #8, 1533 Shoreline Drive, as a sole-proprietorship representative, and therefore stepping down from those items.

4. Vice-Chair Sweeney read a statement about regarding sole proprietorships exceptions, and Board member presentations.

E. Subcommittee Reports: No subcommittee reports.**FINAL REVIEW****1. 2296 LAS TUNAS RD****A-1 Zone**

(3:10) Assessor's Parcel Number: 019-072-015
Application Number: MST2012-00314
Owner: Daniel H. Johnston

(Proposal for alterations and additions to an existing 2,308 square foot one-story single-family residence, located on a 35,699 square foot lot in the Hillside Design District. The alterations include the demolition of an existing 479 square foot two-car garage, construction of a new 750 square foot partial subterranean three-car garage, and a total of 700 square foot of residential additions, including a 394 square foot den, a 170 square foot bedroom addition, and a 136 square foot cellar. The proposal includes a new clerestory element above the living room, replacement of windows and doors, and replacement of the exterior stucco. The following site alterations include replacement of the existing pool and decks, construction of a new 42-inch tall stone wall, a new 6-foot tall wall, driveway gate and columns, and new site retaining walls. The existing driveway will be redesigned with two levels to provide access to the new subterranean garage and proposed uncovered parking spaces at grade. A total of 554 cubic yards of cut and fill grading is proposed, including 277 cubic yards of cut under the building footprint, 40 cubic yards of fill outside the building footprint, and 237 cubic yards of export. The proposed total of 3,758 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on November 5, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

Actual time: 3:14 p.m.

Present: Daniel Johnston, Owner.

Public comment opened at 3:26 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

FINAL REVIEW

2. 1122 CORTO CAMINO ONTARE

A-1 Zone

(3:35) Assessor's Parcel Number: 055-160-030
Application Number: MST2012-00278
Owner: Curhan 1992 Trust
Architect: Pacific Architects, Inc.

(Proposal to construct a new 3,481 square foot two-story, single-family residence with an attached 749 square foot three-car garage located on a 2.85 acre lot in the Hillside Design District. The previous two-story residence was destroyed by fire. The proposal includes a 113 square foot upper floor deck, a new patio with barbeque area, new fire pit, and Jacuzzi. A total of 198 cubic yards of site grading is proposed. The existing ground mounted solar panel system, the existing swimming pool and associated pool equipment is proposed to remain. The proposed total of 4,230 square feet of development is 70% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 21, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

Actual time: 3:40 p.m.

Present: Bill Wolf, Architect.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the condition to provide a bioswale planting list with native plants on the drawings, and to provide a color specification for the front door color.

Action: Pierce/Zimmerman, 5/1/0. Motion carried. (Bernstein opposed, Woolery absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1210 OLIVE ST****R-3 Zone**

(4:05) Assessor's Parcel Number: 029-141-016
Application Number: MST2012-00468
Owner: Geoffrey Rockwell
Applicant: Catherine Dunbar

(Concept review for proposed 'as-built' additions and alterations to an existing 1,257 square foot, two-story, single-family residence located on a 3,266 square foot parcel. The proposed alterations include an approximate 126 square foot first level addition and 107 square feet of second level additions. Site alterations include 'as-built' deck additions and alterations, an 'as-built' 8-foot high wall along the front property line, and the demolition of an 'as-built' 64 square foot storage shed. The proposal includes Staff Hearing Officer review for requested zoning modifications. The project is 68% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2012-00824 and ENF2012-00954.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:08 p.m.

Present: Catherine Dunbar, Applicant; and Geoffrey Rockwell, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:15 p.m. As no one wished to speak, public comment was closed.

Petition letters of support were submitted from Haley Boots, Mark DePledge, Angel Puente and Brandon Hughes, and Jill Scala.

Motion: Continued indefinitely to Staff Hearing Officer for return to Consent with comments:

- 1) Recommendation to provide a higher quality door at the street elevation.
- 2) Add mortar in the tiles on the ridge of the wall to give it a more authentic tile experience and to match the existing tile roof on the residence.
- 3) The Board finds the proposed 'as-built' alterations acceptable and made positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 4) Study opportunities to provide additional site landscaping and parkway landscaping. Suggestions include adding additional agave plantings.
- 5) The Board finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 832 DOLORES DR****E-1 Zone**

(4:35) Assessor's Parcel Number: 035-033-009
Application Number: MST2012-00456
Owner: Patrick E. Freudenthal
Designer: Y.S. Kim

(Proposal for a new 424 square foot two-story addition and 300 square feet of one-story additions to an existing one-story 1,989 square foot single-family residence, located on a 13,000 net square foot lot in the Hillside Design District. The proposal includes an entry remodel, an interior kitchen remodel, converting the 'as-built' attached garage back to a den, a new 178 square foot upper level deck and exterior stairs, and reducing the hedges and 'as-built' 7-foot tall wall to the maximum allowed 3.5 feet in height. Parking will be provided by the existing detached 507 square foot two-car garage. The proposed 3,220 square feet total is 79% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2012-00501.)

(Comments only; project requires environmental assessment.)

Actual time: 4:37 p.m.

Present: Y.S. Kim, Designer.

Public comment opened at 4:55 p.m.

- 1) Lloyd Dallett, opposition; expressed concerns regarding privacy issues from the proposed bedroom and bathroom windows and requested privacy screen plantings; also had ocean view preservation concerns.

Public comment closed at 4:58 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Remove exterior staircase; and center the deck.
- 2) Refine the proposed entry way.
- 3) Provide a site landscape plan, and include privacy screening for the adjacent westerly neighbor.
- 4) Provide a site plan that shows the locations of homes east and west of the project site.
- 5) Provide building sections that take into account the site to the edge of the property line, particularly to the westerly neighborhood including elevation changes.
- 6) Provide additional site and neighbor photographs from both on the site looking towards both of the adjacent neighbors, and if possible from the adjacent neighbors site looking back towards the project.
- 7) Provide a more complete set of plans, including elevations that reflect more definitive floor plans.
- 8) Provide plans for any proposed alterations to the existing detached garage, and as necessary pursue a zoning modification; also provide elevations and details of the fences, walls, and gates.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1101 DE LA VINA ST****C-2 Zone**

(5:05) Assessor's Parcel Number: 039-221-016
Application Number: MST2012-00463
Owner: Ryan McFadden
Architect: Dylan Chappell

(Proposal to permit the 'as-built' demolition of the original covered parking and provide two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. The proposal includes a new 105 square foot storage shed and the addition of one new window on the north elevation. The 6,572 square foot lot is currently developed with an existing one-story, 1,520 square foot, single-family residence and is 54% of the guideline floor-to-lot area ratio. The proposal will address violations identified in ZIR2012-00507.)

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

Actual time: 5:24 p.m.

Present: Dylan Chappell, Architect.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

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 Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping, good neighbor guidelines, and public views.
- 2) The Board finds that the existing hedges and landscaping is acceptable and that it sufficiently screens the proposed uncovered parking; applicant to verify the plant species comply with the maximum height requirements.
- 3) The Board finds the adjacent storage shed is acceptable; and the additional window is compatible with the proposed style and design.
- 4) Provide final details and a color board.

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

The ten-day appeal period was announced.

FINAL REVIEW**6. 1233 MISSION RIDGE RD****E-1 Zone**

(5:30) Assessor's Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 1998 Trust
 Architect: Lloyd Malear
 Architect: Mark Shields

(This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. A total of 308 cubic yards of onsite grading is proposed. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.)

(Final Approval is requested. Project Design Approval was granted on April 25, 2011. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

(The project was approved by the Staff Hearing Officer on January 26, 2011 (Resolution No. 002-11), and approved by the Planning Commission on appeal on March 10, 2011 (Resolution No. 005-11).)

Actual time: 5:44 p.m.

Present: Lloyd Malear and Mark Shields, Architects; and Tom Sanborn, Owner.

Public comment opened at 6:00 p.m.

- 1) Courtney Miller, opposition; wanted to confirm and expressed concern regarding building height, locations relative to southern property line; window locations, elevations, and location of existing tree and any plant screenings; request to leave open the proposed plant species.
- 2) Judy Denenholtz, opposition; expressed concerns regarding size, bulk, scale; and building height.

Public comment closed at 6:04 p.m.

Motion: Final Approval with conditions:

- 1) Remove the word "citrus" on the landscape plan, Sheet LP-1, note #29. The Board understands that the proposed tree species will be selected upon agreement with the adjacent property owner.
- 2) Reduce the height of the dining room chimney cap to the minimum height per the Building & Safety codes.
- 3) The Board appreciates the project architecture, colors and materials.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FOR 20 MINUTES AT 6:25 P.M., AND RECOVERED AT 6:45 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)

7. 1330 SAN JULIAN PL

E-3/SD-3 Zone

(6:20)

Assessor's Parcel Number: 045-143-008

Application Number: MST2012-00408

Owner: Janice and Robert Kopf 2001 Trust

Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on December 3, 2012.)

Actual time: 6:52 p.m.

Vice-Chair Sweeney read a statement about regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect; and Janice and Robert Kopf, Owners.

Public comment opened at 6:58 p.m.

- 1) Sarah Craig, opposition; expressed concerns regarding roof height, landscape plantings, and privacy concerns.

Public comment closed at 7:03 p.m.

Motion: Continued indefinitely to Staff Hearing Officer for return to Consent with comments:

- 1) The Boards finds that the proposed 88% of the maximum FAR to be aesthetically appropriate, and does not pose uniformity or consistency issues with Single Family Residence Design Guidelines.
- 2) The Board finds the resolution of the mass and style of the second floor is acceptable.
- 3) The proposed deck and landscape area shall be conditionally restricted in size as proposed.
- 4) The Board finds the proposed open yard area modification to be aesthetically appropriate, and does not pose consistency issues with Single Family Residence Design Guidelines.
- 5) The Board finds the proposed second-story addition on a non-conforming residence, conforms to the setback and is aesthetically appropriate, and does not pose consistency issues with Single Family Residence Design Guidelines.

Action: James/Miller, 4/1/0. Motion carried. (Bernstein opposed; Zimmerman stepped down, Woolery absent).

PROJECT DESIGN REVIEW**8. 1533 SHORELINE DR****E-3/SD-3 Zone**

(6:45) Assessor's Parcel Number: 045-182-014
Application Number: MST2012-00046
Owner: Anina Davenport Revocable Trust
Architect: James Zimmerman

(This project has been revised to reduce the overall second-story addition by 283 square feet, reducing the FAR from 85% to 79%, and elimination of the 700 square foot "as-built" bluff-side, circular tiled patio. The revised proposal involves the construction of a 946 square foot, second-story addition to an existing 2,419 square foot residence with an attached two-car garage. The project also includes a major façade remodel, a 92 square foot one-story addition and interior remodel. The proposed total of 3,457 square feet, located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The project received Planning Commission approval for a Coastal Development Permit and zoning modifications (Resolution No. 018-12). The proposal will address the violations in ZIR2011-00381.)

(Project Design Approval is requested. The project requires compliance with Planning Commission Resolution No. 018-12. The project was last reviewed by SFDB on October 8, 2012.)

Actual time: 7:18 p.m.

Present: Jim Zimmerman, Architect; and Anina and Rick Davenport, Owners.

Vice-Chair Sweeney read a statement about regarding sole proprietorships exceptions, and Board member presentations.

Public comment opened at 7:26 p.m. As no one wished to speak, public comment was closed.

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 Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping, good neighbor guidelines, and public views.
- 2) Provide an irrigation plan, per Planning Commission Resolution No. 018-12.
- 3) Provide a final color and materials board for the file and include a color schedule on the plans.
- 4) Provide all final details, including proposed lighting fixtures, and garage details.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**9. 1047 ARBOLADO RD****E-1 Zone**

(7:15) Assessor's Parcel Number: 019-241-011
Application Number: MST2012-00345
Owner: Hodson 2000 Family Trust
Designer: Douglas Reed

(Proposal for a new 366 square foot two-story addition and a 146 square foot basement addition to an existing 1,424 square foot two-story residence and a detached 477 square foot two-car garage. The proposal includes minor façade alterations, a new exterior spiral stair case, and 100 cubic yards of grading. The existing oak tree and site walls will remain. The proposed total of 2,047 square feet, includes a basement reduction, and is 52% of the maximum required floor-to-lot area ratio (FAR).)

(The project was postponed two weeks from the December 3, 2012, hearing. Comments only; project requires environmental assessment.)

Actual time: 7:34 p.m.

Present: Douglas Reed, Designer and Ernie Hodson, Owner.

Public comment opened at 7:51 p.m. As no one wished to speak, public comment was closed.

A letter of landscape privacy screening concerns from Hollee King for Henning and Grethe Jensen was acknowledged.

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 Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, quality of architecture and materials, and good neighbor guidelines; the proposed size, bulk, and scale is compatible with the neighborhood.
- 2) Provide a landscape plan, and address the Board's concern of the view from the street and softening the tall elevation; include privacy screening planting details for the adjacent neighbor, and planting details to soften the retaining walls.
- 3) Address the Board's concern regarding the proposed wrought iron staircase landing and exposure to the street; provide additional sketches, and study a larger base and provide landscape plantings to soften the appearance.
- 4) Provide a color and materials board; study softening the proposed exterior colors.

Action: Pierce/Zimmerman, 4/2/0. Motion carried. (Sweeney/James opposed, Woolery absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 3232 CAMPANIL DR****A-1 Zone**

(7:45) Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction

(Concept review to demolish the existing 3,587 square foot single-family residence, the two-car garage, and all other associated existing site improvements, and construct a new 6,154 square foot, two-story, single-family residence, and an attached 830 square foot three-car garage, located on a 38,049 square foot lot in the Hillside Design District. The proposal includes a total of 4,073 cubic yards of grading, including 2,966 cubic yards of cut under the main building footprint, and 1,101 cubic yards of cut, fill, and recompaction grading elsewhere on-site. The proposal includes 784 square feet of uncovered upper level decks, and 937 square feet of covered upper level decks, a new pool and spa, and site retaining walls. The proposal results in a 6,984 square foot development total. The project is 101% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of the main-level/basement and garage square footage area. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the garage to exceed the maximum 750 square feet.)

(Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 8:16 p.m.

Present: Jeffrey Berkus, Architect; and David Young, Contractor.

Public comment opened at 8:25 p.m. As no one wished to speak, public comment was closed.

- 1) Bob Swanson, (Campanil Hills Homeowners Assoc.), in support; the applicant has sufficiently consulted adjacent neighbors, and the Association has reviewed and supports the proposed project.
- 2) Alex Rasmussen, in support; existing house detriment to neighborhood; excellent proposal and placement.
- 3) Dale Charpentler (for Carolyn Ahlstrand), expressed concerns regarding the proposed roofline height (story poles requested) were read into the record.

Letters of support from Don and Diane Jackson, Carolyn Ahlstrand, and E. Michael Murphy were acknowledged.

Public comment closed at 8:32 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Full Board with comments:

- 1) The Board appreciates the style and the quality of the architecture.
- 2) Study possibilities for reduction of the proposed FAR.
- 3) Provide roof downspouts details to handle runoff and drainage.
- 4) Provide further colored glass treatment details with regard to heating and cooling the rooms, and sun protection.
- 5) Provide a detailed landscape plan; include planting species details around the structure.
- 6) Provide site section and grading details.
- 7) Study entry stairway alternatives and provide details.

- 8) The Board finds the proposed garage modification to be aesthetically appropriate, and finds that the proposed modification does not pose consistency issues with Single Family Residence Design Guidelines; however, as stated the Board would still like the applicant to study possible reductions to the proposed FAR.
- 9) The Board finds that the proposed uncovered parking spaces to be acceptable and will be sufficiently screened from the public street view.

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

**** MEETING ADJOURNED AT 9:00 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 326 N ONTARE RD****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-151-008
 Application Number: MST2012-00126
 Owner: Ronald Morris Living Trust
 Architect: Robert Pester
 Applicant: Neal Silverman

(Review after final for proposed alterations to the previously approved patios and decks. The proposal will demolish the existing 281 square foot second-level deck as originally proposed, and eliminate the previously approved 426 square foot, second-level deck, and replace it with a new second-level Juliette balcony. The proposal includes a new 289 square foot and a 128 square foot aluminum patio cover for two ground-level patios. The 8,495 square foot parcel is currently developed with an existing 2,218 square foot, two-story single-family residence with an attached two-car garage. The existing residence is 64% of the maximum floor-to-lot area ratio (FAR).)

(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 the condition to show details to include:

- 1) Provide a 10" x 10" post; and
- 2) Provide a stone base and smooth the plaster finish.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**B. 1202 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-011
 Application Number: MST2011-00114
 Owner: Donna B. Sheppel, Trustee
 Architect: Tom Ochsner

(Proposal for a complete façade remodel and the construction of a 340 square foot first-floor addition, and a 560 square foot second-story addition to an existing one-story, 990 square foot, single-family residence with an attached 530 square foot two-car garage. The proposal includes the demolition of the existing 530 square foot garage and construction of a new attached 400 square foot two-car garage. The proposal will result in a 2,290 square foot, two-story, single family residence, located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone, and is 85% of the maximum required floor-to-lot-area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit (CDP) and requested zoning modifications.)

(Review After Final for new site walls and vehicular gate, new stone veneer on residence, new skylights, and revised deck materials.)

Approval of Review After Final with the condition that the wall will be stepped back approximately 2 to 2½ feet to allow for additional landscaping as noted on Sheet A-1.4.

The ten-day appeal period was announced.

FINAL REVIEW**C. 103 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-061
 Application Number: MST2011-00261
 Owner: JWM Revocable Trust
 Architect: Bill Wolf
 Landscape Architect: Charles McClure

(This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Final Approval is requested. The project requires compliance with Tier 3 Storm Water Management Program prior to granting Final Approval.)

Final Approval of architecture and landscaping with the condition for the applicant to submit Tier 3 Storm Water Management Program (SWMP) calculations for staff review.

The ten-day appeal period was announced.

FINAL REVIEW**D. 327 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-026
 Application Number: MST2011-00285
 Owner: Richard Eric Williams
 Applicant: Richard Williams
 Designer: Irontown Housing, Inc.
 Engineer: Taylor & S. Consulting Engineers, Inc.
 Contractor: Irontown Housing, Inc.

(This is a revised project description. Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,126 square foot two-story single-family residence of modular construction and a 489 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,615 square feet on the 9,464 square foot lot in the Hillside Design District is 74% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval is requested.)

Final Approval with conditions:

- 1) Suggestions were made for alterations to the proposed landscaping (see landscape plan).
- 2) Scribe the plaster at the rake to match the tile detail on the north and southeast elevation, and front entrance.
- 3) Reproduce the s-tile conditions per the Single Family Residence Guidelines.
- 4) Provide a hat cap detail on each vertical support for added detail to wrought iron railing.
- 5) Verify egress window per Fire requirements.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**E. 1833 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-073-001
Application Number: MST2012-00418
Applicant: Amy Von Protz
Architect: Valerie Wersinger
Owner: Sarah and Charles Genuardi

(Proposal for the remodel of an existing one-story, 1,932 square foot, single-family residence with an attached 391square foot garage located on a 12,197 square foot lot in the Hillside Design District. The remodel includes replacing existing doors and windows, siding repair, replacing the existing wood deck in rear yard with a new concrete paver patio, a new wood slat fence around the existing master bath patio, and a re-roof. The project requires Staff Hearing Officer review for requested zoning modifications for alterations within the required setbacks. This project will address violations identified in ZIR2012-00190. The existing 2,323 square foot residence is 58% of the guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approval is requested. The project requires compliance with Staff Hearing Officer Resolution No. 053-12.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**F. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026
Application Number: MST2012-00474
Owner: Donald and Mary Parrett
Designer: Amy Von Protz
Contractor: New Haven Builders

(Proposal for exterior alterations and a minor interior remodel to an existing two-story single-family residence, located on a 8,634 square foot lot in the Hillside Design District. Exterior alterations include a new roof element over an existing second-level deck, replacement of exterior siding materials, window and door alterations, and alterations to existing exterior stairs.)

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

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.