



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, February 19, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

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

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

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

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.</p>

NOTICE:

1. That on Wednesday, February 13, 2008 at 3:00 p.m., 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/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.

GENERAL BUSINESS:

- A. The meeting was called to order at 3:04 by Vice-Chair Zink.
- B. Roll call.
- Members present: Bernstein (left at 7:00 p.m.), Carroll, Deisler, Mosel, Zink, Woolery
Members absent: Mahan
Staff present: Boughman, Shafer (Limon absent.)
- C. Public Comment:
No public comment.
- D. Approval of Minutes:
- Motion: Approval of the minutes of the Architectural Board of Review meeting of February 4, 2008, as amended.
Action: Carroll/Mosel, 6/0/0. Motion carried.
- E. Consent Calendar:
- Motion: Ratify the Consent Calendar of February 11, 2008. The Consent Calendar was reviewed by Deisler.
Action: Deisler/Bernstein, 6/0/0. Motion carried. (Mahan absent.)
- Motion: Ratify the Consent Calendar of February 19, 2008. The Consent Calendar was reviewed by Deisler with the exception of landscaping for Items B and X and X, reviewed by Erin Carroll.
Action: Deisler/Carroll, 6/0/0. Motion carried. (Mahan absent.)
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
Mr. Boughman announced that Items 3, 1341 Shoreline, and 7, 122 La Plata, are postponed indefinitely at the applicant's request.
- G. Subcommittee Reports.
No Subcommittee reports.
- H. Possible Ordinance Violations.
No violations reported.

CONCEPT REVIEW - NEW ITEM**1. 1235 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-231-003
Application Number: MST2007-00627
Owner: William R. Freudenburg
Architect: Dennis Thompson

(Proposal to construct one covered, and one uncovered raised deck totaling 780 square feet, add new entry from garage, eliminate one parking space, remodel exterior site walls and gates, replace railings on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence and attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline FAR.)

(PROJECT WAS REFERRED FROM CONSENT CALENDAR. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 3:14)

Present: Dennis Thompson, Architect; William Freudenburg, Owner.

Public comment opened at 3:20 p.m.

A letter from Paul Westbury was acknowledged.

Public comment closed at 3:22 p.m.

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

- 1) Redesign the project. Primarily the first deck and its covered element are not acceptable as presented in either first or alternate submittals.
- 2) Study the under-story and its relation to the existing lower level and the existing landscaping.
- 3) The applicant should understand the Board's concerns on the size of the existing structure and minimize improvements to avoid the appearance of increased mass of the decks.
- 4) If the fireplace is to remain in its current location, provide photo documentation showing potential visual impacts.
- 5) Study the overall home design architecture and determine whether the proposed glass rail is an appropriate solution.
- 6) Provide additional photos of the wall located in the front yard setback.

Action: Mosel/Bernstein, 6/0/0. Motion carried. (Mahan absent.)

(4:05) Straw vote: How many Members believe Item 1 should be noticed for the next hearing? 5/1/0. (Mosel opposed: the project FAR does not meet trigger notification.) Staff was requested to verify whether item 1, 1235 Mission Ridge Road, should be re-noticed.

***** THE BOARD RECESSED AT 3:40 P.M.; RECONVENED AT 3:44 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**2. 943 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-027
Application Number: MST2007-00398
Owner: Irwin and Marilyn Carasso Trust
Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW)**(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

(Time: 3:44:)

Present: Jeff Gorell, Architect.

Public comment opened at 3:50 p.m.

1. Reed Wilson, in favor. In support of the project with request that the height be lowered.
2. Russ Jones, not opposed to the garage modification, prefers lower height.
3. Jim Westby, in favor of the project, solar, modification; prefers lower height.
4. Patrick Corrigan, in favor of the project.
5. Letters from Benita Wilson and Paula Westbury were read.

Public comment closed at 3:57 p.m.

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

- 1) The design as presented is enjoyable. The Board appreciates the applicant responding to previous comments.
- 2) The Board finds the garage modification as requested supportable, including the 2 foot increase at the grade and the 9 foot plate height.
- 3) The Board finds the modifications for the stairs and the wall inside the front yard setback supportable.
- 4) Study window breakups and provide window, roof, and architecture details.
- 5) Provide a landscape plan, construction details, and a color board.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 1431 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-010
Application Number: MST2007-00358
Owner: Lauren Emma, 2005 Trust
Architect: Brian Nelson

(Proposal for an 804 square foot two-story addition and a 477 square foot second-story deck for an existing one-story 2,511 square foot single-family residence. The existing detached 620 square foot garage will remain on the 15,156 square foot lot. Planning Commission approval of a coastal development permit is requested. The proposed total of 4,213 square feet is 96% of the maximum guideline FAR.)

(THIRD CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Postponed indefinitely at the applicant's request.

***** THE BOARD RECESSED AT 4:07 P.M. RECONVENED AT 4:47 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**4. 998 SYCAMORE CREEK LN****A-1 Zone**

Assessor's Parcel Number: 021-050-061
Application Number: MST2007-00507
Owner: Marie Burke
Designer: Susan Sherwin

(Proposal to construct a 5,693 square foot three-story single-family residence including attached 698 square foot three-car garage and 1,039 square foot basement. The proposal includes approximately 3,600 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 5,693 square feet is 73% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-02.)

(Time: 4:47)

Present: Susan Sherwin, Designer; Chris Sneddon, Engineer; Dru Thorne-Thomsen, Owner.

Public comment opened at 5:47 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide 3D imaging or story poles to demonstrate building massing. 3D imaging should address sites from the Parma Park vista and how the home will be perceived. Applicant to inform Staff if story poles are installed. Story pole layout to show pool edge and 4 gabled roofs. Applicant to provide story pole certificate.
- 2) Look for opportunities to lower the apparent height of the home.
- 3) Continue design details showing connections between building masses.
- 4) Show how roof penetrations will be addressed.
- 5) Provide color boards and materials. Due to the natural setting, natural colors are preferred.
- 6) Elevations from the south should show the natural landscaping and any man-made features.
- 7) The retaining wall along the pool edge should be clad in stone material.
- 8) Show pool fencing on all elevations.
- 9) Show pool fencing, top of walls and heights of existing grades on a 1/8 inch scale site plan.
- 10) Continue working on the landscaping plan, provide vine pockets on exposed walls.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 2114 RED ROSE WAY****E-3 Zone**

Assessor's Parcel Number: 041-251-019

Application Number: MST2007-00638

Owner: Lori A. Daffron

Architect: Dwight Gregory

(Proposal for the addition of a 190 square foot third-story for an existing 1,984 square foot two-story single-family residence on a 4,749 square foot lot in the Hillside Design District. The project includes a 91 square foot balcony at the upper level. The proposed total floor area was recalculated to be 1,822 square feet which is 74% of the maximum FAR.)

(SECOND CONCEPT REVIEW. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 5:40)

Present: Dwight Gregory, Architect; Jim Hoskins, Owner.

Public comment opened at 5:50 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many feel the open railing should be closed or screened?

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

- 1) Provide detailed drawings showing visual support of the balcony and the roof overhang.
- 2) Provide planter or plantings at the balcony on the west elevation for privacy.
- 3) Study modifying the existing bay windows to relate to the proposed architecture on the third floor.

- 4) Provide a color board showing either existing or proposed colors.
- 5) Show gutters and downspouts on elevations.
- 6) Show drainage system on the site plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 163 LA JOLLA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-004
 Application Number: MST2007-00207
 Owner: Ramin Bral
 Architect: Peter Becker

(Proposal for alterations to an existing 1,604 square foot one-story single-family residence including altering the sizes and locations of doors and windows, change to shingle siding, alterations to roof edge and eaves, constructing a chimney at the rear of the house, resurfacing driveway with brick, permitting an as-built fence, and interior remodeling. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. Planning Commission approvals of a coastal development permit and of a modification to allow alterations within the interior setback are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A COASTAL DEVELOPMENT PERMIT AND A MODIFICATION.)

(Time: 6:03)

Present: Peter Becker, Architect; Ramin Bral, Owner.

Public comment opened at 6:09 p.m.

Andy Erickson, opposed. Objected to permitting of the as-built fence (submitted written comments and photographs).

Public comment closed at 6:16 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments:

- 1) The Board finds the proposal is an improvement to existing structure and appropriate to the neighborhood.
- 2) The Board finds the modification for alteration of the windows and roof along the south elevation supportable.
- 3) Study a new front door entry.
- 4) Provide natural material on chimney such as brick or stone.
- 5) Study reducing hedge and fence heights where possible.
- 6) The Board finds that a hedge greater than the 6 foot high fence is not supportable.

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

***** THE BOARD RECESSED AT 6:30 P.M.; RECONVENED AT 6:59 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**7. 122 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-211-016
Application Number: MST2004-00823
Owner: Barbara A. Scharf
Agent: Alicia Harrison
Designer: Andrea Walhof
Architect: Dawn Sherry

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

(FOURTH CONCEPT REVIEW, SECOND REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Postponed indefinitely at the applicant's request.

IN-PROGRESS REVIEW**8. 197 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Owner: Molly Diane Houston
Architect: Christine Pierron

(Proposal for new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION 050-07.)

(Time: 6:59)

Present: Christine Pierron, Architect.

Public comment opened at 7:10 p.m. As no one wished to speak, public comment was closed.

- Motion:** **Continued indefinitely to the Full Board with the following comments.**
- 1) The area adjacent to the garage and road should be curbed and landscaped if a civil engineer can provide an appropriate drainage solution, otherwise the applicant is to return to Full Board for progress review.
 - 2) Ready for Final Approval contingent upon review of landscape issues.
- Action:** Mosel/Carroll, 5/0/0. Motion carried. (Bernstein and Mahan absent.)

***** THE BOARD RECESSED AT 7:14 P.M.; RECONVENED AT 7:31 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)

9. 2102 GRAND AVE

R-2 Zone

Assessor's Parcel Number: 025-345-003
 Application Number: MST2007-00242
 Owner: Clarice E. Cornell
 Architect: Henry Lenny

(Proposal for a 960 square foot two-story addition, a 130 square foot second-story covered deck, and interior remodeling for an existing 1,872 square foot one-story single-family residence on a 6,025 square foot lot in the Hillside Design District and the Mission Area Special Design District. Staff Hearing Officer Approval of a modification for encroachment into the required front yard is requested. The proposed total of 2,832 square feet is 105% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(Time: 7:31)

Present: Henry Lenny, Architect; Harlin Clark and Clarice Cornell, Owners.

Public comment opened at 7:49 p.m.

1. Allison Curtis, opposed, disregard of Good Neighbor Policy; requested story poles.
2. Marilyn Rickard-Schafer, in support.
3. A letter from Ralph and Susan Price addressing site sections and topography and requesting story poles was read into the record.

Public comment closed at 7:54 p.m.

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

- 1) The Board supports the sunroom encroachment into the front yard setback due to its unique site with large landscape easement to side. The project is well designed. Charm and design structure will make it an appropriate addition to neighborhood.
- 2) Provide a flatwork plan of proposed front yard area.
- 3) Staff to verify whether the hedge on Bonita may exceed 3.5 feet.
- 4) Provide ¼ inch scale elevations and sections showing rear retaining wall. It was suggested having sections in three different locations showing retaining wall heights.
- 5) Verify that the west elevation retaining wall does not require a modification.
- 6) Address the north rear elevation and add fenestration or dimensional relief.
- 7) Show the existing retaining wall in the front of proposed elevation.
- 8) Provide accurate drawings.
- 9) Consider modifying the existing garage door and existing driveway.

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

PRELIMINARY REVIEW

10. 3035 PASEO DEL DESCANSO

E-3/SD-2 Zone

Assessor's Parcel Number: 053-192-012

Application Number: MST2007-00154

Owner: Maria Del Carmen and Manuel De Alarcon

Architect: Bill Poehler

(Proposal for a two-story 2,462 square foot single-family residence, which includes an attached 480 square foot two-car garage. The existing one-story 781 square foot residence and 211 square foot, one-car garage on the 6,841 square foot lot will be demolished. Staff Hearing Officer approval of a modification was approved to provide non-conforming open yard area. The proposed total 2,462 square feet is slightly under 85% of the maximum FAR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION 005-08.)

(Time: 8:17)

Present: Bill Poehler, Architect.

Public comment opened at 8:30 p.m. As no one wished to speak, public comment was closed.

Motion: **Preliminary Approval as basis for working drawings, 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 return on Consent Calendar with the following comments:**

- 1) The architect is commended for responding to the Board's previous comments.
- 2) Provide complete working drawings, lighting plans including fixtures, and a color board.

- 3) The architecture is appropriate to the neighborhood in bulk, mass, and scale. Color and detail are appropriate to the neighborhood.

Action: Deisler/Mosel, 5/0/0. Motion carried. (Bernstein and Mahan absent.)

I. The Full Board meeting adjourned at 8:42 p.m.

CONSENT CALENDAR (11:00)

REVIEW AFTER FINAL

A. 521 OLIVE ST

C-M Zone

Assessor's Parcel Number: 031-212-008
 Application Number: MST2004-00421
 Owner: Pamela Thompson
 Contractor: Tai Yeh
 Agent: Mark Morando

(Proposal to reinstate previous approval of a modification to allow an as-built stairway to encroach into the required interior yard setback. The expired project included the stairway from a second-story deck in the required interior yard and replacement of an existing skylight with a dormer. The existing three-story 2,222 square foot single-family residence including 460 square foot attached two-car garage is located on a 3,000 square foot lot.)

(Review After Final to change exterior shingle siding to stucco.)

Final approval as submitted of the Review After Final changes.

FINAL REVIEW

B. 1727 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 027-111-017
 Application Number: MST2006-00529
 Owner: Richard A. Suding and Mary Gougeon Trust
 Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has maximum building height of 29 feet, 6 inches. The proposed total of 3,731 square feet is 99% of the maximum FAR. A modification was approved by the Planning Commission to allow a building height greater than 25 feet in combination with an FAR greater than 85% of the maximum.)

(Final review of architecture and landscape plan.)

Final approval with the following conditions: 1) Provide a light fixture cut sheet to staff, 2) Specify a fruitless sweet gum instead of fruited, 3) Provide deep water bubbler for irrigation system.

FINAL REVIEW**C. 835 W VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 043-211-001
Application Number: MST2007-00282
Owner: Manuel Castro
Applicant: Ubaldo Diaz
Architect: Gil Garcia

(Proposal for a 2,309 square foot two-story single-family residence including attached 478 square foot two-car garage on a 5,250 square foot lot. The existing one-story 728 square foot residence and attached 271 square foot garage would be demolished. The proposal has a FAR of 0.44.)

Final Approval with the condition that the color board to return for Staff approval.

CONTINUED ITEM**D. 216 E JUNIPERO ST****E-1 Zone**

Assessor's Parcel Number: 025-132-002
Application Number: MST2008-00042
Owner: Chris Herthel and Jane Sorenson
Architect: Kent Mixon Architect

(Proposal for 238 square feet of first-floor additions, a 163 square foot entry porch, interior remodeling, and permitting of an as-built deck and stairs. The existing 2,156 square foot one-story single-family residence including 393 square foot garage is located on a 7,806 square foot lot in the Mission Area Special Design District. The proposed total of 2,787 square feet is 88% of the maximum FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Preliminary 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 following comments: 1) The proposal is compatible in size bulk and scale, uses quality architecture and materials. 2) Provide door and window details and exterior light fixture details.

NEW ITEM**E. 965 MEDIO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-011
Application Number: MST2008-00048
Owner: Gilbert R. Ruiz
Applicant: Gonzalo Gunnart

(Proposal to construct a new 300 square foot cabana, a 76 square foot front porch, new Jacuzzi, a 4' retaining wall and railing, and 54 cubic yards of grading. The existing 1,937 square foot one-story single-family residence is located on a 9,012 net square foot lot in the Hillside Design District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval 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 conditions:
1) Railings are to be wrought iron. 2) Block wall are to match existing undulating adobe blocks.

NEW ITEM**F. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009
Application Number: MST2008-00009
Owner: Daksha K. Oza
Architect: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and construct an 8 foot high, 75 foot long retaining wall. The project will abate enforcement case ENF2007-00991.)

(APPROVAL GRANTED ON 1/14/08 IS RESCINDED BECAUSE INTERESTED PARTIES WERE NOT NOTIFIED. APPROVAL OF PRIOR PROJECT IS REQUESTED. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Continued one week to Consent Calendar with the following comments: 1) Rescind previous approval. 2) Provide an accurate site plan of existing conditions. 3) Verify whether a guardrail is needed. 4) Provide a drainage plan. 5) Provide a landscape plan showing existing trees. 6) Provide site sections.

Items on Consent Calendar were reviewed by Glen Diesler, with the exception of landscaping for Item B, reviewed by Erin Carroll. Consent Calendar ended at 12:45 p.m.