



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 3, 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 II
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW 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</u> plans are required <u>at the 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>

NOTICE:

1. That on February 28, 2008 at 3:00 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, rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18, and archived on the internet at www.santabarbaraca.gov.

GENERAL BUSINESS:

- A. The meeting was called to order by Chair Mahan at 3:01 p.m.
- B. Roll call.

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

Members absent: None.

Staff present: Tony Boughman, Gloria Shafer

(Carroll and Woolery arrived at 3:10 p.m. Mahan left at 7:45 p.m. Limon absent.)

- C. Public Comment:

Charles King: concerned about proposed six foot high retaining walls at 1465 Crestline Drive setting a precedent for fill grading on slopes.

- D. Approval of the minutes of the Single Family Design Board meeting of February 19, 2008.

Motion: Approval of the minutes of the Single Family Design Board meeting of February 19, 2008.

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

- E. Consent Calendar. February 25, 2008 and March 3, 2008.

Motion: Approve the Consent Calendar of February 25, 2008 reviewed by Glen Deisler, with the exception of landscaping for Item B, reviewed by Erin Carroll.

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

Motion: Approve the Consent Calendar of March 3, 2008, reviewed by Glen Deisler, with the exception of landscaping for Item E, reviewed by Erin Carroll, with the amendment that Item G is called up to the Full Board for review.

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

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

Member Bernstein reported receiving information about Landscape Design Standards for Water Conservation, she questioned whether the Board would hear a presentation. Mr. Boughman replied that the Board will receive a presentation on March 31.

G. Subcommittee Reports.

No Subcommittee Reports.

H. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

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 at the second-floor level totaling 780 square feet, reconfigure existing three-car garage to eliminate one parking space, remodel exterior site walls and gates, alter railing design on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence including 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.)

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

(Time: 3:16)

Present: Bill Freudenburg, Owner.

Public Comment opened at 3:28 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 an arborist letter for trees adjacent to the pilings.
- 2) Redesign the decks to be smaller.
- 3) Restudy the fireplace and its grounding.
- 4) Provide alternatives to the glass railings.
- 5) Ground the decks to avoid a "leggy" appearance. Relate decks to the existing architecture.
- 6) Avoid the appearance of added mass by eliminating the trellis from covering the entire deck.
- 7) The applicant should understand the Board's concerns about the size of the existing structure and minimize improvements to avoid the appearance of increased mass of the decks and trellis.

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

FINAL REVIEW

2. 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.)

(Time: 3:52)

Present: Christine Pierron, Architect; Carol Gross, Landscape Architect.

Public comment opened at 3:58 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed at 3:59 p.m.

Motion: Final Approval of the project with the following comments:

- 1) Provide details of the self irrigation drip for the planters.
- 2) Provide stone curb to match existing.

Action: Woolery/Carroll, 6/0/1. Motion carried. (Mahan abstained.)

*****THE BOARD RECESSED FROM 4:06 UNTIL 4:09 P.M.*****

PRELIMINARY REVIEW

3. 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.)

(Time: 4:09)

(Present: Dwight Gregory, Architect; Jim Hodgkins, Owner.

Public comment opened at 4:19 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed at 4:20 p.m.

Motion: Preliminary Approval as a 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, and continued indefinitely to the Consent Calendar with the following comments:

- 1) The project is compatible to the neighborhood, noting that there are exiting three-story residences on the same side of the street; provides consistency of appearance; provides quality architecture and materials.
- 2) Provide a color board.
- 3) Provide details of the balcony columns that are supported by the joists below.

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

***** THE BOARD RECESSED FROM 4:32 UNTIL 4:45 P.M. *****

PRELIMINARY REVIEW

4. 1533 W VALERIO ST A-2/R-1 Zone
Assessor's Parcel Number: 041-071-031
Application Number: MST2003-00338
Owner: James and Pamela Haldeman
Architect: Tom Ochsner
Agent: Justin Van Mullem

(Proposal for a two-lot subdivision of a 3.45 acre parcel and construction of a new single-family residence in the Hillside Design District. The proposal would create two 75,140 square foot lots. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached ~~two~~ one-car garage with accessory structure. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 007-07.)

(Time: 4:45)

Present: Tom Ochsner, Architect; Justin Van Mullem, Agent.

Staff comment: One Planning Commission Condition has not been met.

Public comment opened at 5:06 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed at 5:07 p.m.

Motion:

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

- 1) Move the irrigation lines and pipe for the “V” drain away from the oak tree drip lines.
- 2) Show permeable driveway paving. Identify the horizontal surface materials.
- 3) Restudy the stone detail for a thicker material.
- 4) Show break up of sliding windows to be compatible with the architecture.
- 5) Provide a biologist report.
- 6) Study stepping back the retaining walls to be in compliance with Design Guidelines.
- 7) Correct the roof plan regarding the open area. Center the hip roof corners on the corner columns and reduce the porch overhang.
- 8) Show pedestrian access to the detached garage basement.
- 9) Show two interior-facing wall elevations of the rear courtyard.
- 10) On the basement plan, show the staircase and how it relates to the windows.
- 11) Show the wall located off the first floor rear bedroom.
- 12) Provide a 5 foot separation between the detached garage and the building.

Action:

Zink/Woolery, 6/1/0. Motion carried. (Bernstein opposed due to precedence.)

***** THE BOARD RECESSED FROM 5:37 P.M. TO 6:00 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1808 STANWOOD DR A-1 Zone
 Assessor’s Parcel Number: 021-141-023
 Application Number: MST2008-00060
 Owner: Heinemann Gary and Yvonne Chin
 Architect: Kent Mixon

(Proposal for a 2,231 square foot one-story addition to an existing 1,135 square foot one-story single-family residence. The proposal includes demolition of a 458 square foot detached garage and 552 square foot accessory building and construction of a 484 square foot detached two-car garage and a 308 square foot accessory building. The proposal includes 340 cubic yards of grading, 217 of which is recompaction inside the building footprint. The project is located on a 35,615 square foot lot in the Hillside Design District. The proposed total of 4,158 square feet is slightly below 85% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(Time: 6:00)

Present: Kent Mixon, Architect; Yvon Chin, Owner.

Public comment opened at 6:14 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Roger Helkey, opposed. Concerned about height and visibility impact.

Public comment was closed.

- Motion:** **Continued two weeks to the Full Board with the following comments:**
- 1) Study moving or lowering the meditation room. Determine if it is subject to building code floodplain restrictions. A majority of the Board does not support the two-story mass.
 - 2) Provide a stone foundation at the garage.
 - 3) Study integrating the new and old architecture. Adjust composition and details of the contemporary addition to be sympathetic to the existing structure.
 - 4) Provide a color board and architectural details.
 - 5) Provide window and roof details.
 - 6) Overall, the Board appreciates the proposal.
- Action: Woolery/Bernstein, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 2309 FOOTHILL LN A-1 Zone
Assessor's Parcel Number: 021-101-009
Application Number: MST2008-00062
Owner: Greg W. Anthony
Architect: Bill Wolf

(Proposal for a 645 square foot second-story addition to an existing 2,784 square foot two-story single-family residence including 678 square foot attached three-car garage. The proposal includes roof pitch and height alterations to one-story portions of the building. The project is located on a 1.6 acre lot in the Hillside Design District. The proposed total of 3,462 square feet is 65% of the maximum guideline FAR.)

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

(Time: 6:43)

Present: Bill Wolf, Architect; Greg Anthony, Owner.

Public comment opened at 6:48 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed at 6:49 p.m.

- Motion:** **Continued two weeks to the Full Board with the following comments:**
- 1) Provide a sketched perspective of front and back.
 - 2) Provide details for the tower.
 - 3) Thicken the chimney mass.
 - 4) Show 2x6 or 2x8 front exterior walls with recessed aluminum clad windows, thickened to 8 inches.
 - 5) The 1 piece S-tile roof shall be detailed with 1 piece C-tile starter course tile for authenticity.
 - 6) Provide additional support to the wrought iron balcony.
 - 7) Provide a color board and material samples.
 - 8) Provide details for the exterior light fixture. Verify size shown on elevation matches proposed fixture.
- Action: Zink/Mosel, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 110 ONTARE HILLS LN

Assessor's Parcel Number: 055-160-057

Application Number: MST2008-00061

Owner: Karen Graham

Architect: Bill Wolf

(This is vacant site concept review. Proposal for a 5,287 square foot two-story single-family residence including an attached three-car garage. Included in the proposal is over 1,000 cubic yards of grading. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 4,941 square feet by the lower level being below grade and is 99% of the maximum guideline FAR.)

(SITE CONCEPT REVIEW WILL PRECEDE REVIEW OF ARCHITECTURE.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

(Time: 7:03)

Present: Bill Wolf, Architect; Karen Graham, Owner, Justin Mann, Contractor.

Staff comment: Substantial Conformance determination is not completed. Mr. Boughman read the PC Resolution related to removal of eucalyptus trees.

Public comment opened at 7:21 p.m.

Peter Sheppard, opposed. Design and style are not compatible with the neighborhood; public views not protected; privacy concerns; six eucalyptus trees were removed.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Straw vote for Site Concept Review: how many Board members feel the site location is acceptable?
6/0/0. (Bernstein absent for vote.)

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

1) Move the garage away from the building envelope.

2) Lower the master bedroom roof plates to reduce size, bulk, and scale of that area.

3) Provide a site section to the property line including the adjacent property to the rear.

4) Provide a south elevation silhouette including 110 and 112 Ontare Hills Lane.

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

SFDB-CONCEPT REVIEW (CONT.)

8. 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.)

(Time: 7:45)

Present: Brian Nelson

Public comment was opened at 7:56 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed at 7:57 p.m.

Straw vote: How many Board members are comfortable with the proposal at 96% of the FAR guideline. 5/1/0. (Mahan absent)

Straw vote: How many Board members can support the 23 feet top of parapet height? 5/1/0. (Mahan absent)

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

- 1) The Board appreciates the second floor revision and removal of the privacy screens.
- 2) Provide photos as seen from Santa Cruz.
- 3) The Board appreciates abatement of the sideyard setback encroachment.
- 4) Provide a landscape plan with details for trees and for any planting as seen from Shoreline Drive.
- 5) Continue studying the fenestration along the front elevation.
- 6) Some Board members are concerned with shutters and awnings on the north elevation.
- 7) Provide complete drawings addressing the wrought iron style and the reflected ceiling plan from the terrace. Provide sections and details.
- 8) Board is comfortable with the second story addition being 23 feet tall to top of parapet.
- 9) Some Board members would prefer tall Italian cypress at varying heights at the existing front porch.

Action: Mosel/Woolery, 5/1/0. Motion carried. (Bernstein opposed due to precedence. Mahan absent.)

I. ADJOURNMENT

The Full Board meeting adjourned at 8:25 p.m.

CONSENT CALENDAR (11:00)

REVIEW AFTER FINAL

A. 817 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2007-00516
Owner: Peter and El Licata and Sherrill King
Architect: Peter Becker

(Proposal to remove existing site stairs and retaining walls and build new retaining walls (max. 8' high) and reconfigure driveway to create additional driveway area for parking and turnaround space.)

(Review After Final for changes to driveway.)

Final Approval as submitted.

REVIEW AFTER FINAL

B. 817 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-231-021
Application Number: MST2006-00194
Architect: Peter Becker
Owner: Peter and El Licata

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-additions, demolition of 635 square feet at the first-floor family-room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926.)

(Review After Final for changes to balcony.)

Final Approval as submitted.

FINAL REVIEW

C. 1418 SANTA ROSA AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-014
Application Number: MST2007-00310
Owner: Santa Rosa Associates LLC
Architect: Richard Thorne

(Proposal for a 2,995 square foot one-story residence including an attached 469 square foot two-car garage on a 9,288 square foot lot, which is the front lot of a newly created three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 143 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 0.32.)

(Final Review of grading plan only.)

Final Approval as submitted of the grading plans.

FINAL REVIEW

D. 101 ONTARE HILLS LN

E-1 Zone

Assessor's Parcel Number: 055-160-062
Application Number: MST2007-00440
Owner: Joshua and Diane Lynn
Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

Final Approval with condition. Garage door to be stained to match front door.

FINAL REVIEW

E. 1733 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-071-002
Application Number: MST2008-00029
Owner: Jean B. Bacon, 1988 Trust 3/24/88
Designer: Steve Willson

(Proposal for a 323 square foot one-story addition to an existing 3031 square foot one-story single-family residence. The project is located on a 1.37 acre lot in the Hillside Design District. The proposed total of 3,271 square feet is 62% of the maximum guideline FAR.)

Final Approval with conditions. 1) Add planting area at south of driveway. 2) Suggest changing to vertical wood paneled entry gate, rather than horizontal.

FINAL REVIEW

F. 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 2,394 square feet is 76% of the maximum FAR.)

Final Approval as noted. Pilasters to be stucco or stone.

CONTINUED ITEM

G. 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 the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

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

Public comment: Mr. King, opposed to six foot retaining walls.

Called up to the Full Board meeting of March 17, 2008.

NEW ITEM:PUBLIC HEARING

H. 1201 MIRAMONTE DR

E-1/PUD Zone

Assessor's Parcel Number: 035-021-024
Application Number: MST2008-00085
Owner: Hishmeh Wael Mitri and Manal Wael
Applicant: Daniel Melville

(Proposal for a 409 square foot second-story addition to an existing 3,390 square foot two-story single-family residence with an attached two-car garage. The project is located on a 16,694 square foot lot in the Hillside Design District. The proposed total of 3,799 square feet is 86% of the maximum guideline 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. 1) Project is compatible with neighborhood. 2) Study rear terrace roof to remove, lessen, or break up. 3) Redesign stairs to appear more residential, less industrial.

FINAL REVIEW

I. 3035 HERMOSA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-192-002
Application Number: MST2007-00432
Owner: Jessica L. Kolbe
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)

Final Approval with conditions. 1) New windows to have sills to match existing windows; 2) Rear fireplace to be brick or stucco; 3) Exterior lights to have frosted or seeded glass.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Item E, reviewed by Erin Carroll. Consent Calendar ended at 1:10 p.m.