



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, April 14, 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](http://www.SantaBarbaraCa.gov)*

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision.</u></p> <p><b>Vicinity Map and Project Statistics Forms/or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> - if story poles are required for the project.</p> <p><b>Topographic Survey</b> - professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - 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><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, &amp; 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.
- 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 22.69 and with adopted SFDB guidelines and require Neighborhood Preservation Ordinance Findings (§22.69.050). Some agenda items required preparation of a mailed notice.
- 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. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.
- Preliminary Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- 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 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 participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb) If you have any questions or wish to review the plans, please contact **Tony Boughman**, Planning Technician II at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

**NOTICE:**

1. That on Thursday, April 10, 2008 at 4:00 p.m., the Revised 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](http://www.SantaBarbaraCa.gov/sfdb).
2. The regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/abr](http://www.santabarbaraca.gov/abr) and then select *Meetings Online*.

**GENERAL BUSINESS:**

## A. Call to order.

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

## B. Roll call.

Members present: Bernstein, Carroll, Deisler, Mahan (arrived at 3:10), Mosel, Woolery, Zink  
Members absent: None.  
Staff present: Boughman, Shafer

## C. Public Comment:

No public comment.

## D. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 17, 2008, as amended.

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

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 31, 2008, as amended.

Action: Carroll/Deisler, 6/0/0. Motion carried. (Zink abstained from Item #8. Mahan absent.)

## E. Consent Calendar:

Motion: Ratify the Consent Calendar of April 7, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A, reviewed by Denise Woolery.

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

Motion: Ratify the Consent Calendar of April 14, 2008. The Consent Calendar was reviewed by Paul Zink with the exception of the landscaping for Items A and B, reviewed by Erin Carroll.

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

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

## 1. Mr. Boughman made the following announcements:

The applicant for 129 Calle Bello, has requested a site visit for approval of the as-built condition. It was the consensus of the Board to schedule a 2:00 p.m. site visit on the day the scheduled hearing date. The Board requested minutes from the prior meeting.

## 2. Mr. Limon announced that the Board should display parking permits on their dashboard for identification when parking in the building parking lot. Parking permits were distributed to Board members.

## 3. Mr. Mahan reported that other Boards do not read out loud each comment letter. Mr. Limon reported that he has had conversations with the City Attorney to establish protocol regarding public comment letters. The City Attorney has stated that it is sufficient to state that a letter was received, senders name, and a brief comment regarding support or opposition to the project. If letters are received by 9:00 or 10:00 a.m.

letters will be e-mailed to Board members. Mr. Zink stated that his preference is to receive letters by e-mail. Mr. Mahan also prefers receiving letters by e-mail prior to his weekend site visits.

- G. Subcommittee Reports.  
No subcommittee reports.
- H. Possible Ordinance Violations.  
No violations reported.

### **PRELIMINARY REVIEW**

**1. 825 ROBLE LN E-1 Zone**

Assessor's Parcel Number: 019-252-008  
Application Number: MST2008-00025  
Owner: Mark Bell  
Architect: Kent Mixon

(Proposal to remodel an existing 2,073 square foot single-family residence on a 8,180 square foot lot in the Hillside Design District. The project includes a 101 square foot addition to lower floor, demolishing and rebuilding existing stairs at west and east ends of house, replacement of all existing doors and windows, and change siding at main level to board and batten. Staff Hearing Officer approval of modifications are requested for encroachments into the interior, front, and open yards. The proposed total 2,174 square feet is 67% of the maximum FAR.)

(3:28)

Present: Kent Mixon, Architect; Jim Davis, Associate.

Public comment opened at 3:33 p.m.  
A letter in opposition from Paula Westbury was acknowledged.  
Public comment closed at 3:33 p.m.

**Motion: Preliminary Approval of the project 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 existing post at the south elevation shall be a minimum 6" x 6".
- 2) Exterior light fixture shall have a closed top, provide cut sheet.
- 3) Provide preliminary structural and electrical plans.
- 4) Provide a roof area of approximately 300 square feet without penetrations for future solar installation.

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

**SFDB-CONCEPT REVIEW (CONT.)****2. 1596 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-060-022  
 Application Number: MST2007-00109  
 Owner: Sanford Combs  
 Architect: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and second-story porch enclosure. The proposal has a floor-to-lot-area ratio of 0.20.)

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

(3:46)

Present: Kirk Gradin, Architect.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval as a basis for working drawings 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 return to Consent Calendar**

- 1) Show stone on the south elevation for consistency with the west elevation.
- 2) Provide window and lighting details and a color board.
- 3) Provide structural drawings, exterior lighting details.
- 4) Change note 13 to provide landscaping for the front area and irrigation.
- 5) The project provides neighborhood compatibility; quality architecture and materials.
- 6) Provide a roof area of approximately 300 square feet without penetrations, for future solar installation.

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 2929 SERENA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-201-010  
 Application Number: MST2007-00595  
 Owner: Daniel Alan Boswell II  
 Designer: Chris Belanger

(Revised proposal for a 368 square foot second-story addition and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. The proposed total 2,322 square feet is 86% of the maximum FAR. Staff Hearing Officer approval for a modification of the solar access ordinance is requested.)

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

(3:56)

Present: Chris Belanger, Designer; Emily Boswell, Owner.

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

Member Deisler stated for the record that his preference was the larger version because of its simplicity.

Straw vote: How many Members can support the solar modification? 3/3/1. (Mosel abstained.)

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

The architecture shown in the drawings is compatible with the neighborhood as well as the existing structure, and the detailing appears wonderful.

1) Comments in favor of the modification:

The solar ordinance is modifiable if certain criteria are met; either the larger or smaller schemes of the project meet the criteria and the architecture of either is acceptable. The project should not be penalized for meeting the criteria for requesting a modification as provided in the ordinance.

2) Comments in opposition to the modification:

The site does not provide unique circumstance to justify the solar modification; it appears the design can be altered so the solar modification is not required to meet project goals.

The property is receiving too much development for its size.

Action: Zink/Carroll, 6/0/1. Motion carried. (Mosel abstained.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 911 ALSTON RD**

**A-2 Zone**

**(4:45)** Assessor's Parcel Number: 015-174-011  
Application Number: MST2008-00030  
Owner: Michael and Patricia Ainsa  
Designer: Sterling and Associates

(Proposal for 671 square feet of first-story additions, a 189 square foot covered patio, and a 163 square foot patio with trellis. The existing 2,469 square foot two-story single-family residence including 532 square foot attached two-car garage is located on a 14,156 square foot lot in the Hillside Design District. The proposed total of 3,140 square feet is 74% of the required maximum FAR.)

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

(4:40)

Present: Braden Sterling, Designer.

Public comment opened at 4:49 p.m. As no one wished to speak, public comment was closed.

**Motion: 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 and return on Consent Calendar with the following comments:**

- 1) The proposal is appropriate to the neighborhood.
- 2) Redesign the column arrangement at the master bathroom.
- 3) Study the proportions and design of the cupola at the front entry tower.
- 4) Study using a finial at the covered patio roof.
- 5) Disengage the column from the wing wall at the second-story balcony.
- 6) Provide light fixture details and cut sheets.
- 7) Provide a roof area approximately 300 square feet without penetrations for future solar installation.

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

**\*\*\*SCHEDULED BREAK FROM 5:00 UNTIL 5:26 P.M.\*\*\***

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 1294 BEL AIR DR**

**E-1 Zone**

**(5:35)**

Assessor's Parcel Number: 049-231-002  
 Application Number: MST2008-00159  
 Owner: Peter and Celia Miko  
 Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including 507 square foot attached garage. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,333 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

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

(5:26)

Present: John Beauchamp, Architect.

Public comment opened at 5:37 p.m.  
 A letter in opposition from Paula Westbury was acknowledged.  
 Public comment closed at 5:37 p.m.

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

- 1) Study the porch windows in relation to the porch and bedroom.
- 2) Provide photos of proposed architectural style.

- 3) Study the deck in relation to the neighboring home for privacy and provide photographs toward the neighboring home from the proposed second-story.
- 4) Study details and proportions of the porch columns and fascia.
- 5) Provide cut sheets of proposed garage door.
- 6) Show the footprint of the adjacent home including the pool.
- 7) Provide a conceptual landscape plan.
- 8) Show a pedestrian front entry path.
- 9) The board is positive of the side yard encroachment and change of windows. The porch is an improvement.

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

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **6. 1631 SHORELINE DR**

**E-3/SD-3 Zone**

**(6:10)** Assessor's Parcel Number: 045-173-022  
 Application Number: MST2008-00017  
 Owner: David Prenatt  
 Architect: Tom Smith

(Proposal for a 1,103 square foot second-story addition and a 159 square foot first-floor addition. The existing 2,233 square foot one-story single-family residence including garage is located on a 20,100 square foot parcel in the Hillside Design District. A portion of the existing attached garage would be converted to living space and a 407 square foot attached two-car garage is proposed. The project includes a relocated driveway, new patio, and walkways. The proposed total of 3,560 square feet is 76% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

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

(5:59)

Present: Tom Smith, Architect; David and Marie Prenatt, Owners.

Public comment opened at 6:06 p.m.

Two letters in opposition from Paula Westbury and Heather Fulbeck were acknowledged.

Heather Fulbeck, Mary Wise, Loretta Redd spoke in opposition because of loss of views.

Public comment closed at 6:12 p.m.

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

- 1) Provide a silhouette of the existing house on the plans.
- 2) Study the upstairs to be more efficient in the floor area design to reduce the size, bulk, and scale.
- 3) Study the gambrel and cross-gambled roofs to have a single gambrel running parallel to street.
- 4) Study the second-story porch deck flat roof.
- 5) Provide front and rear conceptual landscape plans modified to native planting. Confer with staff for plant selection.
- 6) Provide a south elevation of the steps and bluff.
- 7) It was suggested studying a hip roof on the garage.

- 8) Eliminate the driveway and re-landscape. Show a pedestrian path to front door.  
Show the existing and designated street trees.

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

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **7. 724 LAS CANOAS PL**

**A-1 Zone**

**(6:45)**

Assessor's Parcel Number: 021-030-040  
Application Number: MST2008-00136  
Owner: Dennis L. and Susan J. Chiavelli Trustees  
Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence and the construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

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

(6:34)

Present: Rodrick Britton, Architect; Susan and Dennis Chiavelli, Owners.

Public comment opened at 6:45 p.m.

Karen Telleen-Lawton: compatible to the neighborhood, poses no aesthetic impact.

Public comment closed at 6:46 p.m.

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

- 1) Study lowering the study wing.
- 2) Study the window break up, including muntins and details.
- 3) Provide details of the pool fence and a conceptual landscape plan.
- 4) Provide balanced cut and fill.
- 5) The modification for increase of the accessory building does not increase the footprint and is reasonable.

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

**PRELIMINARY REVIEW****8. 644 CALLE RINCONADA****E-3/SD-2 Zone****(7:20)**

Assessor's Parcel Number: 053-063-010

Application Number: MST2006-00111

Owner: Kenneth and Jane Hahn, Family Trust 1

Designer: Kenneth Hahn

(Revised proposal for the addition of 601 square feet of living space on the first and second floors of an existing 1,703 square foot one-story single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 270 square foot two-car garage. A zoning modification was approved for encroachment of the garage into the interior yard setback. The resulting two-story single-family residence totaling 2,418 square feet is located on a 6,922 square foot lot and is 83% of the maximum FAR.)

(7:01)

Present: Kenneth and Jane Hahn, Designer and Owners.

Public comment opened at 7:12 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 7:12 p.m.

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

- 1) Study the second-story deck location.
- 2) Provide photos of neighborhood two-story houses.
- 3) Bring eaves into consistency with the roof plan, floor plans, and elevations.
- 4) Study proportions of windows with style of architecture.
- 5) Show locations of wood siding at the deck.
- 6) Study the site walls for consistency of materials.
- 7) Provide details of garage door and study narrower garage doors.

Action: Bernstein/Carroll, 5/0/2. Motion carried. (Mosel and Zink abstained.)

**\*\*\* THE BOARD RECESSED FROM 7:34 UNTIL 7:41 P.M.\*\*\***

**PRELIMINARY REVIEW****9. 1025 LAS ALTURAS RD****A-1 Zone****(7:55)**

Assessor's Parcel Number: 019-113-052  
 Application Number: MST2005-00791  
 Owner: Steven Adrian and Gina Giannetto  
 Architect: Steven Adrian

(Proposal for a new 2,085 square foot three-story single-family residence with a 332 square foot basement, an attached 450 square foot garage, a 343 square foot roof-top terrace, 181 square feet of balconies and a 340 square foot detached accessory structure with a 108 square foot terrace on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 378 cubic yards of grading. The proposed total of 2,085 square feet is 41% of the maximum guideline FAR.)

**(THIRD CONCEPT REVIEW. FIRST REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(7:41)

Present: Steven Adrian, Architect/Owner; Gina Giannetto, Owner.

Public comment opened at 8:04 p.m.

Two letters in opposition: from the Concerned Neighbors of Las Alturas Road and Paula Westbury were acknowledged. Syndi Souter, representing the Edmonds Family, spoke in opposition: design, size, bulk, and scale are inappropriate to the neighborhood; impacts to public views, driveway turnaround, landscaping. Penny True spoke in opposition: loss of views.

Public comment closed at 8:12 p.m.

Members Deisler and Zink were appointed as a Subcommittee to work with the applicant regarding story pole installation.

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

- 1) Confer with the subcommittee of Board members Zink and Deisler following the meeting about placement of story poles. The Board will conduct a site visit.
- 2) Provide an elevation drawing showing apparent height of structures.
- 3) Provide a photos or massing sketch toward the property from Milpas Street.
- 4) Provide an alternative to the proposed vinca minor.

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

**I. Adjournment.**

The Full Board meeting adjourned at 8:48 p.m.

**CONSENT CALENDAR (11:00 a.m.)****REVIEW AFTER FINAL****A. 3681 ROCKCREEK RD E-3/SD-2 Zone**

Assessor's Parcel Number: 053-390-035  
Application Number: MST2007-00299  
Owner: Paul R. Jaconette  
Contractor: Peter Novak Building and Design

(Proposal to replace an existing 456 square foot attached two-car garage with a new 477 square foot attached two-car garage with 477 square feet of storage space above. The proposal includes exterior remodeling of the 1,384 square foot one-story residence and replacement and reconfiguration of the existing driveway. The proposal will result in a total square footage of 1,882 on an 8,502 square foot lot and has a FAR of 0.22.)

**(REVIEW AFTER FINAL TO ADD EXTERIOR HALF-BATH AND SANDSTONE PAVERS AT POOL.)**

Final Approval with the following conditions: 1) Include cut sheet of the ½ bath wall fixture on future plans. Fixture should not exceed 12" high x 6" wide. 2) Thyme planted in joints between sand stone pavers. 3) Suggest flagstone stepping stone from driveway to walkway to pool exterior.

**CONTINUED ITEM****B. 108 LOMA MEDIA RD E-1 Zone**

Assessor's Parcel Number: 019-262-011  
Application Number: MST2008-00134  
Owner: W. Wright Waring  
Architect: M. L. Grant  
Contractor: Mark Sauter

(Proposal to replace a failed retaining wall with a new concrete wall 60 feet in length and 12 feet in height. The project includes re-landscaping the retaining wall area. Project requires a modification for a wall to exceed 8' in height within the front yard setback. The single-family residence is located on a 28,938 square foot lot in the Hillside Design District.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION.)**

Final Approval as noted on plans: 1) New plants match existing. 2) Sizes of plants and notes are on plans. 3) Provide eye bolts and wire on face of wall for vines on face of wall for vines. 4) Landscaping should cover existing exposed walls; 5) Stucco color to be La Habra X434 Fallbrook.

Items on Consent Calendar were reviewed by Paul Zink, with the exception of landscaping for Item A and B, reviewed by Erin Carroll. Consent Calendar ended at 11:30 p.m.