



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, April 28, 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 folded plans, minimum size 18" x 24", required at time of submittal & with each plan revision.</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>

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. 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 Tuesday, April 22, 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

Organized Site Visit: Board members attended a site visit at 129 Calle Bello.

GENERAL BUSINESS:

A. Call to order.

The Full Board meeting was called to order at 2:59 p.m. by Chair Mahan.

B. Roll call.

Members present: Bernstein, Deisler, Mahan (left at 6:01), Mosel, Woolery, Zink

Members absent: Carroll

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 April 14, 2008, as amended.

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

E. Consent Calendar:

Motion: Ratify the Consent Calendar for April 21, 2008. The Consent Calendar was reviewed by Glen Deisler.

Action: Wookery/Zink, 6/0/0. Motion carried. (Carroll absent.)

Motion: Ratify the Consent Calendar for April 28, 2008. The Consent Calendar was reviewed by Deisler.

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

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

No announcements.

G. Subcommittee Reports.

Story-pole Sub-Committee for 1025 Las Alturas:

Mr. Zink reported that story-poles will be installed using two tape colors to differentiate the main house from guest house. An organized site visit will take place for 1025 Las Alturas, story poles will be in place for several days prior to the Monday meeting. Mahan suggested coordinating story-pole installation with Staff.

H. Possible Ordinance Violations.

1) 656 Willow Glen: a yurt-like structure is installed in rear yard, appears to be a violation.

2) 1216 Diane Lane: construction of a duplex in an E3 zone.

3) 130 Santa Rosa: construction of a new roof deck with wet bar.

SFDB-CONCEPT REVIEW (CONT.)**1. 129 CALLE BELLO****A-2 Zone**

(3:15) Assessor's Parcel Number: 015-340-005
 Application Number: MST2007-00193
 Owner: Oscar Ball
 Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

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

(3:10)

Present: Gil Garcia, Architect; Charles McClure, Landscape Architect; Ubaldo Diaz, Project Manager; Oscar Ball, Owner.

Staff comment: not all light fixtures are shown on site plan.

Public comment opened at 3:19 p.m.

1. Jack Sheehan, opposed: not compatible with neighborhood, deck is too large and located too close to neighboring property.
2. Richard St. Clair, opposed: deck is not compatible with neighborhood; negative privacy, noise and view impacts. Existing concrete platform and lights possibly not permitted.
3. Tom Orlando, opposed: deck is not compatible with neighborhood.
4. Don Richardson, opposed: deck is illegal.
5. Robert Hanrahan, opposed: noise and light impacts to neighbor; sets negative precedent.
6. Lynn Garten, Villa Coronada Community, opposed: concerned about noise impacts.

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

- 1) Restudy the retaining walls.
- 2) Study providing gates to enclose the semi-circular maintenance area.
- 3) Lower the deck in its present location or relocate to a lower area on the property so that the deck is approximately 10 feet lower.
- 4) Provide details of deck accessibility.
- 5) Study minimal lighting and provide details of controls and fixtures.
- 6) Landscape paths are reasonable.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1930 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 045-100-011
 Application Number: MST2008-00057
 Owner: Scott H. Wiscomb
 Architect: David VanHoy

(Proposal for a new 3,882 square foot two-story single-family residence including a 718 square foot three-car garage. The proposal includes an attached 422 square foot secondary dwelling unit on the 14,212 square foot lot located in the appealable jurisdiction of the coastal zone. The existing 1,559 square foot single-family residence and garage is to be relocated or demolished. The proposed total of 3,883 square feet is 91% of the maximum FAR. Planning Commission approval of a modification for garage to exceed 500 square feet and approval of a Coastal Development Permit are requested.)

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

(4:02)

Present: David VanHoy, Architect; George Elliot, Designer; Scott and Leslie Wiscomb, Owners.

Public comment opened at 4:21 p.m.

Tom Morrison, in support: will be a nice addition to the neighborhood.

Michael Woodard, in support: a secondary garage should be included.

Public comment closed at 4:24 p.m.

Straw vote: how many can support the three-car garage 5/1/0.

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

- 1) Some members of Board have concerns about the contemporary design, however, the design is supportable.
- 2) Study the size and location of the second story deck.
- 3) Provide material and color board and render drawings to reflect proposed materials.
- 4) Study providing more setback at the rear property line.
- 5) Provide photos of similar style houses in the surrounding neighborhood.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1915 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 045-100-044

Application Number: MST2008-00175

Owner: S. Dempsay; E. Klemperer; and D. Webster

Designer: Jason Grant

(Proposal to construct an 810 square foot second-floor addition, and 88 square foot first-floor addition to an existing 2,198 square foot one-story residence including attached 463 square foot two-car garage. The proposal includes 428 square feet of covered and uncovered decks and a 84 square foot balcony. The project is located on a 9,962 square foot (net) lot located in the appealable jurisdiction of the Coastal Zone. The proposed total of 3,096 square feet is 84% of the maximum 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.)

(4:55)

Present: Jason Grant, Designer.

Public comment opened at 5:05 p.m.

Jim Brooke, opposed: proposed height is not compatible to the neighborhood; reduce deck size.

Nicole Levine, concerned about loss of views.

Nancy Brock in favor of upgrades to the neighborhood.

Michael Woodard, concerned about the straight line of massing.

JoAnne Thompson Adams, concerned about window placement; story pole placement.

Public comment closed at 5:14 p.m.

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

- 1) Study a 4 in 12 roof pitch.
- 2) Replace the tower with a dormer.
- 3) Study reducing the second-story balcony.
- 4) Study eliminating the first floor deck.
- 5) Provide a conceptual landscape plan.

Action: Zink/Deisler, 6/0/0. Motion carried (Carroll absent.)

MISCELLANEOUS DISCUSSION ITEM**Updated Single Family Residence Design Guidelines and Single Family Design Board Guidelines.**

Time: 5:39

Heather Baker, Project Planner, presented results of the "NPO Clean Up" process (Nov. '07 - present). She explained the NPO Clean Up is separate from the brief review of the NPO Update effectiveness which Council has directed to take place in 2009. NPO Clean Up changes centered in three areas:

1. SFDB jurisdiction ("project Design Review triggers"),
2. Noticing, and
3. Minor Corrections.

1. Ordinance amendments: Approximately twelve changes to the Municipal Code were adopted by the Council related to the Single Family Design Board Design Review functions. The Ordinance changes in Chapters 22 and 28 became effective 2/28/08.
2. Single Family Residence Design Guidelines minor clarifications made to pages 1, 5, 6, 82 and 89. The Single Family Residence Design Guidelines changes were made in response to the ordinance changes as well as to correct a few minor errors and improve clarity.
3. Single Family Design Board Guidelines, Part 3, draft revisions in response to the Zoning Ordinance changes. New "Standard" and "Focused" Review concepts placed in the guidelines page 15 were presented. Board members were asked to carefully review the presented draft and email staff with any further recommended clarifications by the end of the week.

Board comments:

Further revise page 30 Required Installation Detail Conditions of Approval for tile roofs. The Board gave positive feedback regarding the draft proposed changes presented for page 30 of the Single Family Residence Design Guidelines Clay S-Tile section.

No action required.

***** THE BOARD RECESSED FROM 6:01 UNTIL 6:27 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)

4. 1294 BEL AIR DR

E-1 Zone

(5:45) 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.)

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

(6:27)

Present: John Beauchamp, Architect.

Public comment opened at 6:38 p.m. As no one wished to speak, public comment was closed.

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

- 1) Redesign the accessory building to eliminate the need for a modification.

- 2) The encroachment on the interior setback is minimal.
- 3) Encroachment of two interior sides and front for architectural embellishment is an improvement.
- 4) Encroachment for the wood trellis at the front yard setback is an improvement to the façade and makes the home appear more neighborhood compatible.
- 5) Provide architectural details to support the architectural style.
- 6) The entry walk will be addressed at the next meeting.

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

SFDB-CONCEPT REVIEW (CONT.)

5. 1565 LAS CANOAS RD

A-1 Zone

(6:15)

Assessor's Parcel Number: 021-110-032
 Application Number: MST2008-00056
 Owner: Steven F. Coombs
 Applicant: Steve Coombs
 Designer: Robert Trimble

(Proposal to construct 1,220 square feet of basement and first- and second-story additions to an existing one-story 1,809 square foot single-family residence including garage. The proposal includes demolition of the existing 448 square foot attached garage and the construction of a new 748 square foot attached garage at the basement level. Also included is a 72 square foot loggia, 397 square feet of additions to open and covered exterior decks, and grading consisting of 390 cubic yards of cut within the main building footprint and 217 cubic yards of cut and fill outside the footprint. The project is located on a 38,000 square foot lot in the Hillside Design District. The calculated total square footage of 3,588 includes a 50% reduction for area partially below grade, resulting in a project that is 73% of the maximum guideline FAR.)

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

(7:04)

Present: Robert Trimble, Architect; Jack Keisel, Landscape Architect, Steve Coombs, Owner.

Public comment opened at 7:21 p.m.

Joshua Odell opposed to three-story addition; concerned with excessive parking in the motor court.

Public comment closed at 7:26 p.m.

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

- 1) Study the building materials and amount of stone being proposed.
- 2) Study the massing from the corner view at Las Canoas and the private driveway.
- 3) Study the rock work and articulation of the front stone wall at the 10 foot set back. Provide information of stone walls at neighboring parcels.
- 4) Provide a material and color board.
- 5) Provide information on existing accessory building and any color changes proposed.
- 6) Provide information about materials and details of existing decks.

Action: Mosel/Deisler, 5/0/0. Motion carried. (Mahan stepped down. Carroll absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 49 SANTA TERESITA WY****A-1 Zone****(6:45)**

Assessor's Parcel Number: 055-030-065
Application Number: MST2008-00158
Owner: Lauri Deanne Hamer
Landscape Architect: Charles McClure

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Approximately 750 cubic yards of imported fill is proposed on the 4.6 acre lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 079-99.)

(7:50)

Present: Charles McClure, Landscape Architect; Rex Ruskauff, Architect.

Mr. Boughman, Planning Technician, reported that a soils report is required prior to granting Preliminary Approval, and standard erosion control measures will be required.

Public comment opened at 8:00 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 Board appreciates the design and understands the deck layout in relation to the usability around the pool
- 2) Show the pool equipment and perimeter of pool fencing.
- 3) Applicant is requested to divide the amount of cut and fill separately from the retaining walls necessary for pool decking
- 4) The Board understands the lot is four plus acres and finds that the design is appropriate for the neighborhood.
- 5) Staff is to look into substantial conformance with the Planning Commission resolution for the garden structure in the lower terrace, the trellis poses no aesthetic concerns.

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

PRELIMINARY REVIEW**7. 1527 DOVER RD****E-1 Zone****(7:15)**

Assessor's Parcel Number: 019-194-001
 Application Number: MST2007-00574
 Owner: Prosites Communications, Inc.
 Architect: Doug Reeves

(Proposal to demolish a single-family residence destroyed by fire and construct a new two-story 3,591 square foot single-family residence including detached 497 square foot two-car garage. The project is located on a 13,804 square foot lot in the Hillside Design District. The proposed FAR is just below 85% of the maximum. Staff Hearing Officer approval of a modification for the garage to encroach into the side yard setback was approved on 2/27/08.)

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

(8:13)

Present: Doug Reeves, Architect.

Public comment opened at 8:27 p.m.

1. Geoff Rutkowski, roof height, lack of story poles.
2. Mary Blackwood Collier: the design is handsome and an improvement; concerned about the garage waiver; requested story pole installation.
3. Linda Hughes, requested story poles, sidewalk should be called a City right-of-way; aesthetically needs to be green and hunker into slope.
4. Robert Johnson, requested story pole installation.
5. Charles Croninger, opposed: questions whether setback variance is needed for driveway; proposed house is too large for lot size.
6. P. Nayhar, opposed: privacy, setbacks (written comments read by Zink).
7. Craig Madsen, opposed: mass is not compatible to the neighborhood.
8. K Schofield, opposed as is; infringement of views (written comments read by Zink).

Public comment closed at 8:42 p.m.

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

- 1) Remove the deck at the east elevation.
- 2) Lower the rear portion of house 3 to 4 feet, any additional changes to be noted.
- 3) Study the west elevation, provide articulation.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 812 ALSTON LN****A-2 Zone****(7:50)**

Assessor's Parcel Number: 015-120-021
Application Number: MST2008-00157
Owner: Melville H. Haskell Jr. Revocable Trust
Architect: Kirk Gradin

(Proposal to construct a 462 square foot two-car garage and a 1,256 square foot one story addition to an existing 783 square foot detached accessory structure to create a new single-family residence on a newly subdivided 40,059 square foot lot in the Hillside Design District. The proposed total of 2,501 square feet is 51% of the maximum guideline FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 041-07.)

(9:02)

Present: Kirk Gradin, Architect.

Tony Boughman, Planning Technician, reported that the project requires compliance with Planning Commission Resolution No. 041-07.

Public comment opened at 9:17 p.m. As no one wished to speak, public comment was closed.

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

- 1) Update the drawings to reflect changes to the entry and card room, include any other architectural details.
- 2) Provide a landscape plan showing existing trees to be removed and replacement trees.
- 3) The applicant is applauded for showing proposed photovoltaic location.
- 4) Project is ready for Preliminary Approval.

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

I. Adjournment.

The Full Board meeting adjourned at 9:21 p.m.

CONSENT CALENDAR**FINAL REVIEW****A. 112 ONTARE HILLS****A-1 Zone**

Assessor's Parcel Number: 055-160-058
Application Number: MST2007-00430
Owner: Wade and Jil Crang
Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR.)

Postponed one week at the applicant's request.

FINAL REVIEW**B. 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.)

Postponed one week at the applicant's request.

FINAL REVIEW**C. 61 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-001
Application Number: MST2008-00177
Owner: Carleton M. Magoun
Architect: James Zimmerman

(Proposal for a 77 square foot front entry tower and 149 square feet of additions at rear. The existing one-story 2,460 square foot single-family residence including 551 square foot two-car detached garage is located on a 50,784 square foot lot in the Hillside Design District.)

Final Approval as submitted.

FINAL REVIEW**D. 1433 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-031
 Application Number: MST2008-00092
 Owner: Jason T. Vedder
 Designer: Carlos Grano

(Proposal to demolish an existing wood deck and stairway and construct a new 384 square foot second-story deck, trellis, stairway, and 384 square foot first-floor deck. Also proposed is to replace the south elevation siding with new siding, add new doors and windows, and remodel the interior of an existing two-story single-family residence in the non-appealable jurisdiction of the Coastal Zone.)

Final Approval as submitted.

REVIEW AFTER FINAL**E. 118 CALLE BELLO****A-2 Zone**

Assessor's Parcel Number: 015-340-007
 Application Number: MST2007-00385
 Owner: Paul & Marianne Gertman
 Architect: Bildsten & Sherwin

(Proposal for 248 cubic yards of grading excavation and fill grading and site work for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

(Review After Final for redesign for reduced project size including reduced grading, lower retaining wall heights, less paving.)

Final Approval of the Architecture, and continued one week for the landscaping. Provide a wood color chip; The architecture is compatible with the existing residence, provides quality in design and workmanship; size, bulk and scale are compatible.

CONTINUED ITEM**F. 402 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-271-016
 Application Number: MST2008-00167
 Owner: Inga Kreitman
 Contractor: David Baum

(Proposal to add a 120 square foot second-story deck on the rear of a 1,570 square foot two-story single-family residence located on a 5,013 square foot parcel.)

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

Final Approval as noted: 1) Provide colors and brochure for proposed paving to staff. 2) If proposed, provide exterior light fixture detail.

NEW ITEM**G. 328 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-331-006
Application Number: MST2008-00196
Owner: Peggy Palmer Wiley Trust
Architect: Doug Reeves

(Proposal to abate violations outlined in ENF2007-01259 by removing the enclosed covered entryway and restoring it back to the original configuration, removing the rear unpermitted patio cover and bathroom and constructing a new covered front entry to match the original design.)

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

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 project provides quality design throughout.

NEW ITEM**H. 116 VIA DEL CIELO****E-1 Zone**

Assessor's Parcel Number: 035-050-046
Application Number: MST2008-00191
Owner: Odowd Daniel Davy/Amy Chu-Hua Chang
Architect: Kurt Magness

(Proposal to install one new window and enlarge three additional windows on the south, west, and north elevations on an existing 3,609 square foot three-story single-family residence on a 36,557 square foot lot located in the Hillside Design District.)

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

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 project is compatible with the neighborhood and existing quality workmanship and design.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:40 p.m.