



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, May 12, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:12 P.M.

BOARD MEMBERS:

- WILLIAM MAHAN, CHAIR, CHAIR - Present
- PAUL ZINK, VICE-CHAIR, VICE-CHAIR - Absent
- BERNIE BERNSTEIN - Present
- ERIN CARROLL - Present
- GLEN DEISLER – Absent
- GARY MOSEL - Present
- DENISE WOOLERY - Present

**CITY COUNCIL LIAISON:
PLANNING COMMISSION
LIAISON:**

- DALE FRANCISCO - Absent
- STELLA LARSON - Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor - Present
- TONY BOUGHMAN, Planning Technician
- KATHLEEN GOO, Alternate 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 Thursday, May 8, 2008 at 4:00 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.
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via [http://www.santabarbaraca.gov/Government/Video/City TV-18 Live Broadcast](http://www.santabarbaraca.gov/Government/Video/City%20TV-18%20Live%20Broadcast). City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

GENERAL BUSINESS:**A.** Call to order.

The meeting was called to order at 3:12 p.m. by Chair Mahan.

B. Roll call.

Members present: Bernstein, Mahan, Carroll, Deisler, Mosel, Woolery
Members absent: Zink
Staff present: Boughman, Goo

(Carroll arrived at 3:14 p.m. Mosel arrived at 3:23 p.m.)

C. [Public Comment:](#)

None.

D. [Approval of the minutes of the Single Family Design Board meeting of April 28, 2008.](#)

Motion: Continued two weeks to Tuesday, May 12, 2008.

Action: Mahan/Deisler, 4/0/0. Motion carried. (Mosel, Carroll, and Zink absent.)

E. [Consent Calendar.](#)

Motion: Ratify the Consent Calendar of May 5, 2008, as reviewed by Boardmembers Deisler/Woolery.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Mosel and Zink absent.)

Motion: Ratify the Consent Calendar of Consent Calendar of May 12, 2008, as reviewed by Boardmember Deisler/Woolery.

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

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

- 1) Mr. Boughman announced that Item 1 Discussion Item is postponed indefinitely, and Item 9, 122 La Plata is postponed two weeks to Tuesday, May 27, 2008. Story poles are installed at 1025 Las Alturas.
- 2) Mr. Limon stated that Board member Deisler's term will expire soon. The City is still accepting applications for landscape architects to serve on the Design Review Boards. There are several design guidelines underway, the City's Outdoor Lighting Guidelines and are being revised, and the SFDB will be asked to participate in selecting streetlight standards. Guidelines for subdivision review are being prepared for SFDB and Planning Commission review. Staff is working with local electrical contractors and Southern California Edison on guidelines for electrical installations involving conduit, location of electric meters and locating electrical transformers above ground or in underground vaults.
- 3) Boardmember Bernstein stated that the public should not be afraid to come forward and speak at hearings and also mentioned that SFDB members try to go by and view sites for upcoming agenda items.

G. [Subcommittee Reports.](#)

None.

H. [Possible Ordinance Violations.](#)

None.

DISCUSSION ITEM

1. TECHNICAL GUIDANCE MANUAL FOR POST CONSTRUCTION STORM WATER MANAGEMENT

Technical Guidance Manual for Post Construction Storm Water Management required by the City's Storm Water Management Program for controlling urban runoff pollution from new development after construction.

Postponed indefinitely.

*** THE BOARD RECESSED AT 3:29 P.M. AND RECONVENED AT 3:37 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**2. 1623 CHAPALA ST****R-4 Zone**

Assessor's Parcel Number: 027-172-010
 Application Number: MST2007-00584
 Owner: Dean McNeil
 Architect: Lori Kari

(Proposal to construct a 275 square foot second-story addition and a 36 square-foot first-story addition to an existing detached two-car carport. The total size including the existing 1,072 square foot two-story single-family residence is 1,660 square feet on the 3,566 square foot lot, which is 76% of the maximum guideline FAR.)

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

(Time: 3:38)

Present: Lori Kari, Architect.

Public comment opened at 3:44 p.m. and, as no one wished to comment, was closed at 3:45 p.m.

The Board acknowledged receiving an opposition letter from Ms. Paula Westbury.

Motion: Preliminary Approval as a basis for working drawings with the finding that the Neighborhood Preservation Ordinance criteria for consistency of appearance, project is in character of the neighborhood, compatibility of size, bulk and scale to the neighborhood, and quality architecture and materials have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent Calendar with the following conditions: 1) The project provides consistency in appearance, is in character with the neighborhood, is compatible in size, bulk, and scale, and uses quality materials; and 2) Provide information on wood siding, colors, revised railing design, and landscaping for the planters.
 Chair Mahan announced the 10 day appeal period to City Council.

Action: Woolery/Carroll, 4/1/1. Motion carried. (Bernstein opposed, Mosel abstained, Zink absent)

*** THE BOARD RECESSED AT 3:58 P.M. AND RECONVENED AT 4:05 P.M. ***

3. 306 EL MONTE DR**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-025-007
 Application Number: MST2007-00643
 Owner: Denise M. Klassen
 Architect: Kent Mixon Architect
 Contractor: Lynn Morris Contracting

(Proposal to construct a 506 square foot second-story addition. The existing 1,949 square foot single-family residence including 404 square foot garage is located on a 6,964 net square foot lot. Also proposed is a partial remodel to the first floor and replacement of an existing asphalt driveway with new surfacing. The total proposed square footage of 2,455 square feet is 83% of the maximum FAR.)

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

(Time: 4:10)

Present: Kent Mixon, and Akiko Wade-Davis, Architects, and Denise Klassen, Owner.

Public comment opened at 4:20 p.m. and, as no one wished to speak, was closed at 4:21 p.m.

Motion: Preliminary Approval as a basis for working drawings with the finding that the Neighborhood Preservation Ordinance criteria for consistency of appearance, project is in character of the neighborhood, compatibility of size, bulk and scale to the neighborhood, and quality architecture, materials, and details have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent Calendar with the following conditions: 1) Return with an acceptable solution for privacy and screening 2) Show second-story outline on landscape 3) Direct outdoor deck lighting away from adjacent neighbors 4) Restudy size of south elevation second-floor master bedroom to raise the height of the window sills 5) Driveway joints shall be permeable 6) Provide revised, accurate, and complete landscape plan providing privacy screening of second-story deck and south facing windows 7) the project is compatible and uses quality windows and details.

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

Chair Mahan announced the 10 day appeal period to City Council.

PRELIMINARY REVIEW

4. 840 CIMA LINDA LN

A-2 Zone

(4:50) Assessor's Parcel Number: 015-162-019
Application Number: MST2007-00500
Owner: Chuck & Lisa Mounts
Architect: Kent Mixon

(Proposed 96 square foot addition to an existing 6,063 square foot, two-story residence with an attached three-car garage. The improvements include a new detached 721 square foot, covered terrace and a new swimming pool and spa.)

(Time: 4:40)

Present: Kent Mixon and Jim Davis, Architects, and Bill Spiwak, Landscape Architect.

Public comment opened at 5:03 p.m. and, as no one wished to speak, was closed at 5:04 p.m.

Motion: Continued indefinitely to Full Board with the comments: 1) Applicant and Arborist to study alternative solutions to lessen impacts to large oak tree, i.e., reduce size or redesign or relocate the swimming pool; and 2) Return with detailed landscape plans.

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

*** THE BOARD RECESSED AT 5:21 P.M. AND RECONVENED AT 5:47 P.M. ***

PRELIMINARY REVIEW**5. 1533 W VALERIO ST****A-2/R-1 Zone**

(5:40) Assessor's Parcel Number: 041-071-031
Application Number: MST2003-00338
Owner: James & Pamela Haldeman
Architect: Tom Ochsner
Agent: Justin Van Mullem

(Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. 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-car garage. 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 No. 007-07.)

(Time: 5:48)

Present: Tom Ochsner, Architect.

Mr. Boughman reported that the Biological Report was reviewed by staff and found acceptable.

Public comment opened at 5:53 p.m. and, as no wished to speak, was closed at 5:54 p.m.

Motion: Preliminary Approval of project with the finding that the Neighborhood Preservation Ordinance criteria for consistency of appearance, project is in character of the neighborhood, compatibility of size, bulk and scale to the neighborhood, and quality architecture, materials, and details have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent Calendar with the following conditions: 1) Change the detail of beams above the columns to make them read as beams and not as siding; 2) The beams should be white in color; and 3) the project uses quality architecture and materials and is compatible with the neighborhood.

Action: Deisler/Mosel, 5/1/0. Motion carried. (Bernstein opposed, Zink absent.)

Chair Mahan announced the 10 day appeal period to City Council.

SFDB-CONCEPT REVIEW (CONT.)**6. 1057 ARBOLADO RD****E-1 Zone**

(6:15) Assessor's Parcel Number: 019-241-013
 Application Number: MST2007-00462
 Owner: Ann S. De Bruyn Kops
 Engineer: Mike Gones

(This is a revised project description: Proposal for additions and alterations to an existing one-story 2,024 square foot single-family residence located on a 13,504 square foot lot in the Hillside Design District. Proposed are first floor additions of 374 square feet, a new 596 square foot second story with 346 square foot deck, replace all roofing, complete exterior remodel, and repaving the driveway, and 50 cubic yards of fill grading. The project will result in a 2,840 square foot structure which is 68% of the maximum allowable FAR. Staff Hearing Officer approval of a modification to encroach into the front yard setback is requested.)

(Second Concept Review. Story poles will be installed prior to the hearing. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

(Time: 5:59)

Present: Jeff Shelton, Architect; Mike Gones, Engineer, Ann and Paul S. De Bruyn Kops, Owners, and City staff person Heather Baker, AICP Project Planner.

Ms. Baker reminded the Board to keep in mind that there are different levels and gradients of significance of public views. Not all public views are protected.

Public comment opened at 6:14 p.m. The following people spoke in opposition to the project:

- 1) Carol Ostruft: addressed preservation of the neighborhood.
- 2) Bill Yule: addressed two-story construction, 2 business day notification.
- 3) Henning Jensen: addressed second story poles from Roble Lane, elevation above the street.
- 4) Cliff Hickman: designed two home across street, addressed blocked public views, architectural styling at prominent location.
- 5) Frank Hughes: addressed second story poles, appropriateness of structure size to neighborhood and architecture.
- 6) Cindy Travis: addressed blockage of private view.
- 7) Patrick Hall: addressed massing of second story toward back of lot to alleviate public concerns.
- 8) Jeff Evans: addressed second story poles, sensitive location, massing.
- 9) Nancy Caplan, for Jackie Page: addressed blockage of private views, and lack of advanced notification.
- 10) Bruce Morrow: regular walker, addressed visual impact of second story poles and massing of proposed project.
- 11) Julie Morrow: addressed second story massing and scale not fitting into scale of neighborhood.
- 12) Joyce Searls: addressed appropriate development scale, provided picture of site.
- 13) Janice Meaden: addressed horizontal sweep of private views, out-of-scale vertical building.
- 14) Derek Westin, representing several residents: addressed applicant's lack on working with neighbors, impressed with public turnout despite short notification, loud design needs to be muted, and lowering of the plate heights, easterly neighbor (Chris Kamen) concerned with privacy issues and would like the project conditioned to keep the bamboo barrier screening.
- 15) Jack Hewitt: addressed incompatibility due to large scale or development, loss of natural resources, private views, and privacy (keep bamboo hedge).
- 16) Bob Johnson: addressed short notification, fill on hillside lot which should be nestled instead,

neighborhood incompatibility and out of scale structure, and blocked private views and ocean vistas.

- 17) Paul Cashman, President of Riviera Association: addressed neighborhood compatibility and opportunity for public input to preserve private views.

Public comment closed at 6:45 p.m.

The Chair explained that the Board has no authority to preserve private views.

Straw vote: Can you support a two-story element on this property? 6/0

Motion: Continued indefinitely to Full Board, with the comment to restudy the two-story element to reduce the height as much as possible.

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

Chair Mahan announced the 10 day appeal period to City Council.

Board Comment: One Board member stated he believed the height of the structure is currently acceptable and would like to see the project move forward.

Staff Note: Modified story poles are to remain up for a future site visit Staff will notify the Board.

SFDB-CONCEPT REVIEW (CONT.)

7. 998 SYCAMORE CREEK LN

A-1 Zone

(6:45)

Assessor's Parcel Number: 021-050-061

Application Number: MST2007-00507

Owner: Marie Burke

Designer: Susan Sherwin

(Proposal to construct a 4,188 square foot two-story single-family residence including an attached 539 square foot two-car garage and 357 square foot artist studio. The proposal includes approximately 3,400 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 4,188 square feet is 55% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission Resolution No. 039-92.)

(Third Concept Review. Project requires compliance with Planning Commission Resolution No. 039-02.)

(Time: 7:13)

Present: Susan Sherwin, and Stacey Isaac, Designers; and Dru Thorne-Thomsen, Owner.

Public comment opened at 7:40 p.m. and, as no wished to speak, was closed at 7:41 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 following conditions: 1) The City Transportation Division shall approve construction truck haul routes to lessen the traffic grading impact to the surrounding neighborhood; 2) Add vine pockets along walls.; 3) The project is compatible with the neighborhood in size, bulk, and scale; and 4) Uses quality architecture and materials.

Action: Woolery/Deisler, 4/1/1. Motion carried. (Mosel opposed, Bernstein abstained, Zink absent.)

Chair Mahan announced the 10 day appeal period to City Council.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 41 NORTHRIDGE RD

A-1 Zone

(7:15) Assessor's Parcel Number: 055-120-004
 Application Number: MST2007-00194
 Owner: Lance Anthony Gilbert
 Designer: Anthony Zermeno

(Proposal for a new 1,788 square foot second-story addition to an existing 2,494 square foot one-story single-family residence including 421 square foot garage, and construction of retaining walls to terrace the rear yard. The proposal includes re-roofing the house, enclosing an existing 113 square foot breezeway and 400 square foot patio cover, and terracing the rear yard with multiple retaining walls, stairs, and planters. Proposed grading is 1,891 cubic yards of fill and 2,028 cubic yards of recompaction. The project would also remove the existing arbor and hedge called out in ZIR2002-00674. The project is located on a 32,560 square foot lot in the Hillside Design District and the proposed total of 4,282 square feet is 88% of the maximum guideline FAR)

(Comments only; project requires environmental assessment.)

(Time: 8:07)

Present: Anthony Zermeno, Designer; and Lance Anthony Gilbert, Owner.

Staff expressed concerns that the quantity of proposed grading, the steepness of the area being graded, and the imbalance of cut and fill with large quantity of fill import are not consistent with Hillside Design Guidelines.

Public comment opened at 8:22 p.m.:

Betsy Theis, opposed: addressed amount of fill, need for more information on project specifics of size, height, and soil movement, etc., and access for construction. She also mentioned applicant's violation of her access easement agreement. Chair Mahan explained that the Board has no power to enforce or police easement agreements.

Public comment closed at 8:26 p.m.

Motion: **Continued indefinitely to Full Board, with the comments:** 1) Provide a plan showing existing and proposed contours and drip lines of oak trees; 2) Applicant to return with picture documentation of surrounding neighborhood; and 3) Restudy the two-story architectural design, including details, windows, and complexity. to conform to one simplified specific style. The Board is not comfortable with the proposed French Country style.

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

PRELIMINARY REVIEW

9. 122 LA PLATA

E-3/SD-3 Zone

(7:50) Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Owner: David Shapiro
 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.)

(Project requires compliance with Staff Hearing Officer Resolution No. 021-08.)

Postponed two weeks to May 27, 2008 at the applicant's request.

I. Adjournment.

The Full Board meeting adjourned at 8:36 p.m.

CONSENT CALENDAR**FINAL REVIEW****A. 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 Approval with conditions: 1) Utilize 3-inch thick mulch; 2) Eliminate turf in parkway; 3) Add low-water compliance statement to plans; and 4) Perimeter fence shall be a good neighbor design with alternating boards on each side.

FINAL REVIEW**B. 1420 SANTA ROSA AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-014
Application Number: MST2007-00312
Owner: Santa Rosa Associates, LLC
Architect: Richard Thorne

(Proposal for a 3,060 square foot one-story residence including an attached 541 square foot two-car garage on a 9,262 square foot lot, which is the middle lot of a 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 199 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 0.33.)

Final Approval with conditions: 1) Utilize 3-inch thick mulch; 2) If evergreen trees interfere with solar panels, use deciduous trees instead; 3) Add low-water compliance statement to plans; and 4) Perimeter fence shall be a good neighbor design with alternating boards on each side.

FINAL REVIEW**C. 1422 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-014
 Application Number: MST2007-00313
 Owner: Santa Rosa Associates, LLC
 Architect: Richard Thorne

(Proposal for a 2,413 square foot one-story residence with an attached 628 square foot two-car garage on a 9,239 square foot lot, which is the rear lot of a 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 204 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 0.26.)

Final Approval with conditions: 1) Utilize 3-inch thick mulch; 2) Eliminate turf in parkway; 3) Add low-water compliance statement to plans; and 4) Perimeter fence shall be a good neighbor design with alternating boards on each side.

FINAL REVIEW**D. 1110 DEL SOL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-012
 Application Number: MST2007-00611
 Owner: Hazard Family Trust 6/11/03
 Architect: Kathy Hancock

(Proposal for a new 306 square foot second story, a 277 square foot first-floor addition, a new 448 square foot two-car garage, a 105 square foot front porch, and demolish the existing 191 square foot garage. The existing 1,519 square foot single-family residence is located on a 7,600 square foot lot. The proposed total of 2,550 square feet is 82% of the maximum FAR.)

Final Approval with conditions: 1) All lighting to be recessed down-lighting; 2) Driveway to be permeable; 3) Provide a street tree per City Arborist's recommendation; and 4) Chimney to match siding.

NEW ITEM**E. 1745 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-011
 Application Number: MST2008-00203
 Owner: Sara Mcere Trustee (For) Sara Mcere
 Architect: Edwards-Pitman
 Agent: Richard Redmond

(Proposal to abate zoning violations listed in ENF2007-00629 by restoring garage to intended use, permitting a 178 square foot as-built deck, removing an as-built water heater enclosure and shelves, and reducing hedge heights to conform with zoning requirements. The as-built deck would be cut back to conform to setbacks and a new water heater enclosure would be incorporated into the deck. The existing single-family residence is located on a 4,389 square foot lot in the Hillside Design District.)

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

Final Approval with 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 with the following conditions: 1) Additions to railing to match existing; 2) Provide solid 6 foot tall fence from garage to deck railing on subject property; and 3) Architecture of water heater enclosure to be consistent with garage.

Items on Consent Calendar were reviewed by Glen Deisler and Erin Carroll. Consent Calendar adjourned at 12:20 p.m.