



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, May 27, 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
 HEATHER BAKER, Project Planner
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/for 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 May 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 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/sfdb and then clicking *Online Meetings*.

GENERAL BUSINESS:

A. Call to order.

The Full Board meeting was called to order at 3:03 p.m.

B. Roll call.

Members present: Carroll, Woolery, Deisler, Mahan, Zink, Bernstein
Members absent: Mosel
Staff present: Baker, Boughman, Limon, 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 28, 2008, as amended.

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

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 12, 2008, as amended.

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

E. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar of May 19, 2008 was reviewed by Glen Diesler with the exception of the landscaping for Items C, D, E and F, reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Glen Diesler.

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

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

1. Item 1, 840 Cima Linda Lane, is postponed indefinitely.

2. Ms. Baker thanked Denise Woolery and Erin Carroll for their assistance preparing an invasive species list.

G. Subcommittee Reports.

No subcommittee reports.

H. Possible Ordinance Violations.

No violations reported.

Discussion Item

Draft Final Approval Submittal Checklist for Design Review, review and comment.

Staff: Heather Baker, Project Planner; Jaime Limon, Sr. Planner.

(3:18)

Ms. Baker and Mr. Limon presented proposed changes to correct discrepancies between the counter handout and the Board's agenda. Clarification is needed specifically regarding the level of "consultant" details (Electrical, Plumbing, Mechanical and Structural plans) needed for final Design Review, and when such plans are applicable to the Design Review process. Providing complete consultant drawings for final design review hearings creates additional applicant cost, and overcrowding of City Design Review storage facilities.

It was the Board's consensus that applicants are to submit evidence that necessary plans are complete, with only the architectural sheets necessary for Board review to be submitted, however the Board may request additional consultant sheets be provided for review if deemed necessary.

PRELIMINARY REVIEW**1. 840 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-162-019

Application Number: MST2007-00500

Owner: Chuck and 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.)

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

(3:28)

Postponed indefinitely at applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1708 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-183-020
 Application Number: MST2008-00143
 Owner: Manuel and Maria Elena Rodriguez
 Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer Approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

(3:57)

Present: Gil Garcia; Architect; Ubaldo Diaz, Project Manager; Manual Rodriguez, Owner.

Public comment opened at 4:04 p.m. As no one wished to speak public comment was closed.

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

- 1) The trellis on either side of the house is acceptable as presented.
- 2) The Board would prefer to see garage windows in proportion to windows typical of the style of architecture, any modifications required are supportable.
- 3) Provide photos of other two-story homes in the reasonable immediate neighborhood.

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

PRELIMINARY REVIEW**3. 1025 LAS ALTURAS RD****A-1 Zone**

(4:30) Assessor's Parcel Number: 019-113-052
 Application Number: MST2005-00791
 Owner: Steven Adrian and Gina Giannetto
 Architect: Steven Adrian

(Proposal for a new 2,244 square foot three-story single-family residence with a 470 square foot basement, an attached 465 square foot garage, a 440 square foot roof-top terrace, 72 square feet of balconies, a 494 square foot detached accessory structure, a 125 square foot covered patio, a 240 square foot terrace. The project is located 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, a swimming pool, and 357 cubic yards of grading. The proposed total of 2,244 square feet is 45% of the maximum guideline FAR.)

(Second review at SFDB. Story poles are installed on site.)

(4:18)

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

Public comment opened at 4:30 p.m.

- 1) Kathleen Weimheimer, representing the Edmonds, opposed. 1) Concerned that building exceeds the 30 foot height limit; 2) concerned that the apparent height, will be near 60 feet; 3) visibility; 4) intrusive tower element (submitted letter and photos).
- 2) Richard Edmonds, opposed. Concerned about loss of views; height.
- 3) David Edmonds, opposed. Concerned about loss views, proposed height (submitted photo).
- 4) Donna Tobin, opposed. Concerned about loss views from installation of palm trees, retaining wall, driveway back-out, and canyon integrity.
- 5) Jan Luc, opposed. Proposal has changed from original presentation 10 years ago. Opposed to height (submitted photo).
- 6) Penelope True, opposed. Concerned about canyon integrity, loss of undeveloped bowl (submitted photos).
- 7) Tim Sulger, opposed. Opposed to the scope and height of the project. Likes project, but too tall.
- 8) Richard Warner, in favor. Proposal is significantly under height, bulk, and scale limits.

Public comment closed at 4:47 p.m.

Staff comment: Ms. Baker stated that the type of Palm tree proposed might potentially be an invasive species.

Motion: Preliminary Approval of the project 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 to Full Board with the following comments:

- 1) Story pole installation is appreciated.
- 2) Determine whether the existing palm trees are non-invasive species. If determined to be invasive, replace with different variety or provide protective measures in compliance with city standards.
- 3) Return for an in-progress review of the revised landscape plan.
- 4) Restudy the White Sage for potential fire concerns.
- 5) Provide a color and material board.

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

The 10-day appeal period was announced.

*****THE BOARD RECESSED FROM 5:30 P.M. UNTIL 5:56 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**4. 1930 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

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.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission approvals of a modification and a Coastal Development Permit.)

(5:56)

Present: David Van Hoy, Architect.

Public comment opened at 6:17 p.m. As no one wished to speak, public comment was closed.

Staff comment: Mr. Boughman provided information regarding secondary dwelling units. Ms. Baker, stated the Board could stipulate exterior lighting conditions.

Motion: Continued indefinitely to the Planning Commission, and return on Consent Calendar with the following comments:

- 1) The project is Ready for Preliminary Approval. Preliminary and Final Approval can be made on Consent Calendar. Neighborhood Preservation Ordinance findings can be made on Consent Calendar.
- 2) Exterior lighting and interior shade for night glare to be reviewed on Consent Calendar.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 1057 ARBOLADO RD****E-1 Zone****(5:55)**

Assessor's Parcel Number: 019-241-013
 Application Number: MST2007-00462
 Owner: Ann S. De Bruyn Kops
 Architect: Jeff Shelton

(This is a revised project description: Proposal for one and two-story 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 652 square feet, a new 698 square foot second-story, and a 581 square foot second-story deck, replace all roofing, complete exterior remodel, repaving the driveway, and 50 cubic yards of fill grading. Staff Hearing Officer approvals of modifications for additions and alterations in the front yard setback and to provide part of the open yard in the front yard are requested. The proposed total of 3,220 square feet is 77% of the maximum allowable FAR.)

(Third Concept Review. Revised story poles will be installed prior to the hearing. Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

(6:26)

Present: Jeff Shelton, Architect; Paul and Ann S. De Bruyn Lops, Owners.

Public comment opened at 6:35 p.m.

- 1) Cliff Hickman, opposed. Concerned about first-floor height, prefers lowering one additional foot.
- 2) Cindy Travis, opposed. Proposed deck will be too close to the neighboring property.
- 3) Lisa Reich, opposed. Concerned with scale; enforcement of good neighbor guidelines; negative precedent.
- 4) Chris Kamen, in favor. No opposition to the project.
- 5) Bob Black, opposed. Second-floor is too large and obtrusive to views; height is oppressive.
- 6) Jacqueline Page, neighbor, opposed. Views and privacy will be impacted. Patio is inconsistent with NPO Guidelines.
- 7) Patrick Hall, opposed. Project does not comply with NPO Guidelines. Massing should be moved to other side of lot.
- 8) Joyce Searls, neighbor, opposed. Relocating the mass and view deck will preserve views and privacy.
- 9) Dee Elias, opposed. Addressed quality of life concerns, privacy and tranquility.
- 10) E-mail from L. Robert Johnson addressing fill grading, privacy, loss of public views, owner's uncooperativeness.

Public comment closed at 6:59 p.m.

How many can support the modification request? 5/1

Motion: Continued indefinitely to the Staff Hearing Officer with the following comment:
 The Board supports the front yard setback modification requests.

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

PRELIMINARY REVIEW**6. 122 LA PLATA****E-3/SD-3 Zone**

(6:00) 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.)

(7:23)

Present: Dawn Sherry, Architect; Alicia Harrison, Designer; David Shapiro, Owner.

Staff comment: Mr. Boughman read the Staff Hearing Officer Resolution pertaining to the modification approval. He reported that a letter in opposition from Paula Westbury was received.

Ms. Harrison submitted a list of 78 names from whom letters were received.

Public comment opened at 7:37 p.m.

- 1) Michelle Giddens, Citywide Homeowners, in favor.
- 2) Mac Bakewell, opposed. Concerned that 20 closest homes survey was not requested. (Submitted streetscape photos.)
- 3) Timothy Harding, in favor. Applicant complied with ABR's request for whimsicalness, SFDB reversed that request.
- 4) Joe Cantrell, representing Inge Rose, opposed. Feels ABR found substantial design elements requiring change. Requested SFDB review 19 comments made by ABR one year ago.
- 5) Eric Schott, opposed. Concerned that applicant has not considered the ABR's comments.
- 6) Tony Fisher, representing Mac Bakewell opposed. Plans were not available to public; building is too bulky and tall. Topographical information showing the driveway has yet not been received. ABR comments dealt with size and bulk. Suggested that drawings submitted at the meeting not be approved. Project statistics are inconsistent.

Public comment closed at 7:52 p.m.

Motion: Preliminary Approval as a basis of working drawings with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with return to Full Board with the following Conditions:

- 1) Provide a color and materials board.
- 2) Include project statistics, FAR calculations, and Staff Hearing Officer Resolution on plans.
- 3) Continue refining architectural details to blend with the neighborhood vernacular, include Seaside or Craftsman detailing.
- 4) Correct the tower design to match the presentation drawings.
- 5) Provide a landscape plan where new landscaping is proposed.
- 6) Project provides consistency and appearance on all elevations; compatibility with neighborhood; additional trees proposed to replace one street tree removed.

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

The 10-day appeal period was announced.

PRELIMINARY REVIEW

7. 644 CALLE RINCONADA

E-3/SD-2 Zone

(7:00)

Assessor's Parcel Number: 053-063-010

Application Number: MST2006-00111

Owner: Kenneth and Jane Hahn Family Trust

Architect: Paul Zink

(Revised proposal for the addition of 650 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 470 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 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

(8:14)

Present: Paul Zink, Architect; Kenneth and Jane Hahn, Owner.

Public comment opened at 8:28 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy combination of materials. Determine whether the siding will be stucco or wood.
- 2) Provide a revised color board.
- 3) Revise details of the front and rear railing.
- 4) Simplify the front retaining walls. Show retaining walls on the site plan. At least one Board member believes the massing is an improvement and compatible to the neighborhood.

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

Item 8 was heard out of order.

PRELIMINARY REVIEW

8. 110 ONTARE HILLS LN

Assessor's Parcel Number: 055-160-057
Application Number: MST2008-00061
Owner: Karen Graham
Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% of the maximum guideline FAR.)

(Second review. Project requires compliance with Planning Commission Resolution No. 032-05.)

Time: 3:29

Present: Denise Woolery, Landscape Designer; Bill Wolf, Architect; Preston Mann, Associate.

Mr. Boughman reminded the Board of the Planning Commission Resolution.

Public comment opened at 3:43 p.m. Because the item was heard out of order, public comment was continued until the end of the meeting.

Item 8 was continued to the end of the meeting with the following comments:

- 1) 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 findings, with return on Consent Calendar.
- 2) Final Approval can be made on Consent Calendar.
- 3) Applicant to obtain Fire Department approval of the landscaping.

Time: 8:47. Item 8 was reopened.

Public comment reopened at 8:49 p.m.

Peter Shepard, opposed. Concerned about the neighborhood's loss of views and privacy and large two-story development is not compatible.

Public comment closed at 8:57 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 findings, and return on Consent Calendar with the following comments and conditions:**

- 1) Obtain Fire Department approval for the landscaping.
- 2) Final Approval can be made on Consent Calendar.
- 3) Project provides consistency and appearance, neighborhood compatibility, quality architecture and materials.

Action: Zink/Diesler, 4/1/0. (Bernstein opposed. Woolery stepped down. Mosel absent.)

I. Adjournment.

The Full Board meeting was adjourned at 9:03 p.m.

CONSENT CALENDAR

FINAL REVIEW

A. 1109 GARCIA RD

A-1 Zone

Assessor's Parcel Number: 029-282-009
 Application Number: MST2006-00765
 Owner: Kevin Roy Cheesman
 Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposed total of 3,085 square feet is 62% of the maximum guideline FAR.)

Final Approval as noted for solar on the garage roof.

FINAL REVIEW

B. 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.)

Final Approval as submitted.

REVIEW AFTER FINAL**C. 937 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-009
 Application Number: MST2007-00314
 Owner: Montesano Family Trust
 Architect: Lenvik and Minor

(Proposal to replace the existing windows and doors, convert the existing three-car garage at the west elevation to habitable space, revise the east wing facade and balcony, revise and replace south terrace and trellis, revise pool terrace and add spa, BBQ, and landscaping improvements including, terraced retaining walls, paths, and revegetation of 2.2 acres on sloped hillside. The existing three-car garage at east wing would remain on the 3.1 acre lot in the Hillside Design District.)

(Review After Final for reduction of pool deck and retaining walls, relocated pool equipment structure, small addition to garden structure, new fountain at front of house, replace rafter tails, and minor fenestration revisions throughout.)

Final Approval of the Review After Final with the following conditions: 1) window color to be used on wrought iron; 2) windows to be recessed with plaster bull nose as noted.

NEW ITEM**D. 1401 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 041-132-009
 Application Number: MST2008-00207
 Owner: Howard and Aaron Melamed
 Designer: Mark Morando

(Proposal to permit as-built exterior alterations to an existing one-story 1,810 square foot single-family residence including attached 199 square foot one-car garage. The as-built improvements consist of new windows, doors, stucco, and retaining walls. Also proposed are new front and rear yard retaining walls. Staff Hearing Officer approvals of modifications are requested for alterations in the front yard setback, for retaining walls in the required open yard, and for a wall to exceed three and one-half feet within ten feet of the front property line. This application will abate violations in ENF2007-01271. The 1,810 square foot residence is located on an 8,968 square foot lot in the Hillside Design District and is 53% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The arch changes and skylight are supportable; 2) retaining walls are an improvement; 3) study light fixtures to meet outdoor lighting guidelines and ordinance; 4) remove light fixtures or shield from neighbors along east property line; 5) the skylight is supportable; 6) return for Staff approval.

NEW ITEM**E. 1433 PACIFIC AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-184-021
Application Number: MST2008-00164
Owner: Martelli Pacific Coast Properties,
Designer: Y.S. Kim

(Proposal to abate violations in ZIR2007-00204 including a 348 square foot addition to the second-floor of an existing 2,360 square foot two-story residence including 612 square foot attached garage on a 7,500 square foot lot. The proposal also includes demolition of an as-built deck and an exterior spiral stairway. The proposed total of 2,708 square feet is 88% of the maximum FAR.)

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

Final Approval as noted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the condition that the rear windows at the second-story are to be 4'0" x 5'0" windows. The bulk, mass and scale are compatible to the neighborhood.

FINAL REVIEW**F. 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.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:45 p.m.