



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 9, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE 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 OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 of Review (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 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- 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. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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, 735 Anacapa St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on Thursday, June 5, 2008, at 4:00 p.m., the 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER

The meeting was opened at 3:07 p.m. by Vice-Chair Zink.

ROLL CALL

Present: Bernstein, Carroll, Deisler, Mahan, Mosel, Zink.
Absent: Mahan

Staff: Boughman, Limon (left at 4:08), Shafer

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 27, 2008, with exception of the discussion item.

Action: Diesler/Woolery, 5/0/1. Motion carried. (Mosel abstained; Zink abstained from Item 7; Woolery abstained from Item 8.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 2, 2008. The Consent Calendar was reviewed by Paul Zink.

Action: Woolery/Mosel, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of June 9, 2008. The Consent Calendar was reviewed by Glen Diesler.

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

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

A Built Green Conference and Expo will take place Friday and Saturday, June 13 and 14, at Santa Barbara City College. Seminars and a tour are included, admission is free. More information is available at www.builtgreenexpo.com or by calling Built Green Santa Barbara at 884-1100.

E. Subcommittee Reports.

No subcommittee reports.

- F. Possible Ordinance Violations.
No violations reported.

MISCELLANEOUS ACTION ITEM:

CITYWIDE

(3:15) Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2008-00105
Owner: City of Santa Barbara

(Review and comment on the updated City's Outdoor Lighting and Streetlighting Design Guidelines. Provide recommendation to City Council.)
Steve Hausz, Streetlighting Master Plan Subcommittee; Lisa Arroyo, Project Planner, City Staff.

Time: 3:19

Present: Steve Hausz, Streetlighting MP Subcommittee; John Ewasiuk, Principal Engineer, City Staff, Lisa Arroyo, Project Planner, City Staff.

Mr. Ewasiuk provided background for the improved lighting guidelines, replacement of obsolete street lights and how they pertain to the Boards review. Mr. Hausz described the work of the Subcommittee and invited a volunteer from the Board to participate on the Streetlighting Master Plan Subcommittee. Mr. Ewasiuk and Mr. Hausz responded to questions from the Board.

It was the consensus of the Board that a member will participate on the Subcommittee, however a volunteer was not named.

No action was taken.

DISCUSSION ITEM:

(3:30) 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.

Staff: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

Time: 3:34

Ms. Malanca provided the staff presentation including the background and contents of the proposed Technical Guidance Manual, provided examples of best management practices that could be used in single-family residential projects, and responded to questions from the Board.
No action was taken.

PRELIMINARY REVIEW**1. 561 W MOUNTAIN DR****A-1 Zone****(4:05)**

Assessor's Parcel Number: 021-110-018
 Application Number: MST2004-00206
 Owner: Jorgensen Ranch, LLC
 Applicant: Brent Daniels
 Applicant: Michelle Velarde, Investec
 Architect: Cearnal, Andrulaitis
 Landscape Architect: Van Atta and Associates

(Proposal for a three lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the new parcels. Each of the proposed single-family residences would be one-story with attached garages on a lower level. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(Review of private road construction and associated tree protection and removal, and compliance with applicable conditions of approval. Project requires compliance with City Council Resolution No. 07-086.)

Time: 4:08

Present: Rich Ridgeway, Michelle Velarde, and Charlie Eckberg, Applicants.

Public comment opened at 4:18 p.m.

Cody Campbell, asked questions about rock wall height, and reason for removal of yucca tree.

A letter requesting consideration regarding truck routing from Sally Sphar was acknowledged.

Public comment closed at 4:21 p.m.

Motion: Final Approval and return to Consent Calendar with the following conditions.

- 1) No oak or other trees shall be removed unless necessary for construction of the road.
- 2) Applicant is to comply with Planning Commission Resolution No. 07-086.
- 3) The retaining wall sandstone veneer is to be a 5 point pattern with a stone cap as drawn.
- 4) The project provides neighborhood compatibility and quality of materials.

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

PRELIMINARY REVIEW**2. 2929 SERENA RD****E-3/SD-2 Zone****(4:35)**

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

(Revised proposal for a 566 ~~368~~^(6/9/08) square foot second-story addition and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. The proposed total 2,520 ~~2322~~^(6/9/08) square feet is 93% ~~86%~~^(6/9/08) of the maximum FAR. Staff Hearing Officer approval for a modification of the solar access ordinance was granted.)

(Project requires compliance with Staff Hearing Officer Resolution No. 040-08.)

(4:44)

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

Public comment opened at 4:47 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following conditions:

- 1) All colors and details are to match existing.
- 2) The garage door is to be a carriage style as shown on the March 26, 2008 drawings.
- 3) The project provides neighborhood compatibility and consistency in appearance, , and quality of architecture and materials.

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

*****THE BOARD RECESSED FROM 4:54 P.M. UNTIL 5:25 P.M.*****

SFDB-CONCEPT REVIEW (CONT.)**3. 840 CIMA LINDA LN****A-2 Zone****(5:25)**

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.)

Time: 5:25

Present: Kent Mixon, Architect; Bill Spiewak, Arborist, Architect; Katie O'Riley-Rogers, Landscape Architect.

Public comment opened at 5:35 p.m. As no one wished to speak public comment was closed.

Motion: **Final Approval of the project 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 neighborhood compatibility, quality architecture and materials, and tree protection.

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

*****THE BOARD RECESSED FROM 5:38 P.M. UNTIL 5:50 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 321 EL MONTE DR

E-3/SD-3 Zone

(6:00)

Assessor's Parcel Number: 045-024-003

Application Number: MST2008-00218

Owner: Eugene Vernon

Designer: Monica Vandeventer

Agent: Julie Banks

(Proposal for one- and two-story additions of 1,125 square feet and remodeling for an existing one-story 1,765 square foot single-family residence with an attached two-car 400 square foot garage. The total floor area of 2,773 square feet on a 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

(Comments only; project requires coastal review.)

Time: 5:50

Present: Julie Banks, Applicant; Eugene Vernon, Owner/Builder.

Public comment opened at 5:58 p.m.

1. Steve Tepper, opposed. Concerned about the two-story addition as it relates to privacy, aesthetics, and views.
2. Don Hanson, requested clarification of changes to the second-story facing his property.
3. An e-mail from John Kerman stating privacy concerns was acknowledged.

Public comment closed at 6:03 p.m.

Straw vote: how many Board members feel the project appears too large? 6/0/0.

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

- 1) Redesign the all decks to provide a 15 foot setback, as suggested by the Neighborhood Compatibility Guidelines.
- 2) Redesign the south elevation deck or provide verification that it complies with the Guidelines. Some Board members felt the deck size is excessive.
- 3) Redesign the roof element at the garage adjacent to the deck.
- 4) Redesign the cantilevers to be proportionally balanced and less excessive.
- 5) Redesign the tower element to be more tower-like.
- 6) Continue refining the architectural details and provide examples.

- 7) Provide all exterior elevations, including the courtyard for further clarification.
- 8) It was suggested reducing the second floor to eliminate the large, boxy appearance.
- 9) Vary the roof lines on the second story for more variety and articulation.
- 10) Show property line locations on the floor plans to better understand their proximity to the first and second floors and relationship to the windows.
- 11) Study reducing the appearance of the mass, bulk, and scale.

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

***** THE BOARD RECESSED FROM 6:20 UNTIL 6:28 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 3050 SEA CLIFF

A-1/SD-3 Zone

(6:35)

Assessor's Parcel Number: 047-091-007
 Application Number: MST2008-00221
 Owner: Marc and C. Zoradi
 Agent: Trish Allen
 Architect: Cearnal, Andrulitaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and coastal review.)

Time: 6:28

Present: Trish Allen, Agent; Brian Cearnal, Architect; Kris Kimpel, Landscape Architect; Marc and Cathy Zoradi, Owners.

Public comment was opened at 6:38 p.m.

A letter opposed to structure size from Robert and Laura Lyon was acknowledged; two letters in support of the project from David and Connie Schott, and Jim and Joy Blake were acknowledged.

Bill Spracher, stated concerns with proposed size, grading, bluff stability and obstructed views.

Public comment was closed at 6:42 p.m.

Straw vote: How many Board members feel the site placement design is acceptable as presented? 4/1/1. (Bernstein abstained. Mosel opposed.)

Public comment was reopened at 6:55 p.m. As no one wished to speak, public comment was closed.

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

- 1) The project is detailed and designed to take advantage of the views.
- 2) Reduce the apparent mass and add more detailing.

- 3) The project shall not exceed 30 feet from existing grade. Show existing grade on elevations.
- 4) Restudy the tower element to follow the vernacular of the architecture. The tower element currently exceeds 30 feet because it is a one-story architectural projection.
- 5) Redesign the garage to blend with the architecture of the main house, by lowering roof plates and increasing the roof pitch.
- 6) Show the pool fencing and second floor balconies and decks on the drawings.
- 7) Several Board members were concerned with privacy to the neighbors. Consider reducing the roof height.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1429 CLEARVIEW RD

R-1 Zone

(7:10)

Assessor's Parcel Number: 041-102-009

Application Number: MST2008-00194

Owner: Amy Sachs

Designer: Gil's Landscaping & Tree Service

(Proposal to permit approximately 100 linear feet of as-built retaining walls and a 330 square foot wooden deck with spa and stairs. The project will abate violations in enforcement case ENF2008-00033. Staff Hearing Officer approval of a zoning modification to encroach into the required open yard area is requested.)

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

Time: 7:19

Present: Amy Sachs, Owner.

Public comment opened at 7:23 p.m.

Jenny Marshall, opposed to loss of privacy and views (submitted photos).

Jason Bryan, concerned about loss of privacy, loss of views, and loss of resale value (submitted photos).

Public comment closed at 7:28 p.m.

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

- 1) The retaining wall encroachment into the open yard is supportable.
- 2) Study the deck layout, its relationship to property lines, and privacy issues to the neighboring property.
- 3) Consider lowering the deck, or providing mature landscaping to provide privacy.
- 4) Indicate existing perimeter wall heights on the plans.
- 5) Address the under-story of the deck above the retaining wall.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 435 BATH ST****C-P Zone**

(7:45) Assessor's Parcel Number: 037-192-003
Application Number: MST2008-00223
Owner: Dario Pini
Architect: Murphy and Associates
Applicant: Bryan Murphy

(Proposal to abate enforcement case ENF2008-00256 by bringing property up to code. The proposal includes the addition of a 357 square foot habitable second-story with access stair and new roof and walls. The existing 1,352 square foot single-family residence including 215 square foot one-car garage is located on a 4,522 square foot lot. The proposed total of 1,709 square feet is 73% of the maximum FAR.)

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

Time: 7:43

Present: Bryan Murphy, Architect; Dario Pini, Owner.

Public comment opened at 7:50 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as 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 return on Consent Calendar with the following conditions:

- 1) Color and details are to match the existing.
- 2) Align the second floor walls at the right side of the northwest elevation.
- 3) Provide additional chimney details.
- 4) The project historically blends with the existing structure, is compatible with the neighborhood, and provides an understated second story addition.
- 5) Final Approval can be made on Consent Calendar.

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

The 10-day appeal period was announced.

G. Adjournment.

The Full Board meeting adjourned at 7:56 p.m.

CONSENT CALENDAR**NEW ITEM****A. 1801 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-101-016

Application Number: MST2008-00232

Owner: Robert D. and Susan B. Hughes Trustees

Applicant: Dave Tilsner

(Proposal to install a 35' ~~38'-6"~~^(6/9/08) tall flag pole for three flags in the front yard of a single-family residence on a 25,441 square foot lot in the Hillside Design District.)

(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. One American flag is approved; the yardarm is not approved.

FINAL REVIEW**B. 182 LA VISTA GRANDE****E-1 Zone**

Assessor's Parcel Number: 015-130-001

Application Number: MST2008-00037

Owner: David C. Nordahl

Applicant: Larry Clark

(Proposal to replace a 5' 10" retaining wall at the front of a one-acre parcel in the Hillside Design District developed with a 2,623 square foot single-family residence. Staff Hearing Officer approval of a zoning modification for an overheight wall within 10' of the front property line is requested.)

(Project requires compliance with Staff Hearing Officer Resolution No. 037-08.)

Final Approval with the following conditions: 1) all planting in front of the retaining wall shall be no higher than 42 inches, 2) proposed tree to be Jacaranda; 3) existing hedge to be removed per Staff Hearing Officer.

FINAL REVIEW**C. 911 ALSTON RD****A-2 Zone**

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

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

Final Approval with the following conditions: 1) typical rake and eave detail to match existing; 2) window detail as noted on sheet A5.1; 3) glass in all exterior light fixtures to be seeded glass and fixtures to be dark bronze; 4) Spanish scroll detail to be added to balcony railing, railing to be dark bronze; 5) master bedroom and guest bedroom doors (door numbers 3, 4, 27 on plans) to be single light (glass) doors.

REVIEW AFTER FINAL**D. 1072 GARCIA RD LOT 27****E-1 Zone**

Assessor's Parcel Number: 029-271-027
Application Number: MST2007-00523
Owner: Virginia Rubsam Ramsey
Agent: Norman Smith

(Proposal to remodel an existing accessory building on a 17,875 square foot lot with an existing single-family residence in the Hillside Design District. The proposal includes increasing the roof pitch and reroofing with Spanish Tile, change roof pitch, structural upgrades, new skylights, new HVAC, replacement of doors and windows.)

(Review After Final for change to gable roof to allow for future solar on roof.)

Approval as submitted of the Review After Final. The revised roof is a positive change.

NEW ITEM**E. 1520 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-013
Application Number: MST2008-00267
Owner: Tustin Family Trust
Architect: Tony Xiques

(Proposal for a 100 square foot addition to a 4,120 square foot two-story single-family residence on a 10,890 square foot lot. The project includes a 65 square foot addition at the rear of the house, a 35 square foot detached bathroom under a new 276 square foot covered patio, a new swimming pool, a 62 square foot covered porch at the rear of the house, 8 foot masonry walls along the sides and rear of the property, and solar panels on the roof at the rear of the house. The proposed total of 4,220 square feet is 109% of the maximum FAR. The additional square footage is allowed because it is a one-time, 100 square foot addition to an existing house that is non-conforming to current FAR limits.)

(Comments only; project requires environmental assessment.)

Continued indefinitely with the following comments: 1) study the covered patio to be more like a trellis; 2) eliminate the proposed covered patio at the rear addition; 3) define wall and proximity to oak tree; suggest wood fence under drip line; 4) show drainage and permeable areas, provide site statistics; 5) provide detail for pool equipment enclosure; 6) show solar panels on elevations; 7) show required pool fencing.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:50 p.m.