



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 21, 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 July 16, 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:**CALL TO ORDER.**

The Full Board meeting was called to order at 3:02 p.m.

ROLL CALL:

Members present: Bernstein (left at 8:09), Carroll, Deisler, Mahan (out 4:20 to 6:00), Mosel, Woolery (arrived 3:07), Zink
Members absent: None.
Liaisons present: Larson (4:42 to 5:20 p.m.)
Staff present: Boughman, LeConte (4:42 to 5:20 p.m.), Shafer

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of June 23, 2008, as amended.

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

Motion: Approval of the minutes of the Single Family Design Board meeting of July 7, 2008, 2008, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 14, 2008. The Consent Calendar was reviewed by Glen Deisler.

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

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

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

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

1. Mr. Boughman announced that SFDB is beginning its second year.
2. Ms. Bernstein encouraged the public to submit their comments in writing by e-mail.

E. Subcommittee Reports.

Boardmember Deisler provided a brief report about Santa Barbara County's Mission Canyon Design Guidelines. City Staff reviewed a draft of the guidelines and offered comments, then asked the Single Family Design Board to appoint a subcommittee to review Staff's comments and the draft guidelines. Boardmember Deisler reported that comments offered by the SFDB subcommittee were: 1) Support for the creation of a scenic corridor along Mission Canyon Road with setbacks and fence, gate and wall height limits. 2) Support for a three and half-foot wall height limit at front property line for safety and visibility. 3) Suggest using graphics from the Single Family Design Guidelines for retaining wall design. 3) Suggest a guideline to limit grading to 250 cubic yards outside the building footprint. 4) Recommended inclusion of a provision that permits S-tile when two-piece tile is infeasible.

Mr. Mahan suggested requiring a starter course of two-piece tile along the eave if S-tile is used.

F. Possible Ordinance Violations.

No violations reported.

SFDB-CONCEPT REVIEW (CONTINUED): PUBLIC HEARING**1. 321 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-003
 Application Number: MST2008-00218
 Owner: Eugene Vernon
 Designer: Julie Banks

(Revised proposal to demolish the existing one-story 1,765 square foot single-family residence with an attached two-car 400 square foot garage and construct a 2,763 square foot two-story single-family residence including a 407 square foot two-car garage. The total floor area of 2,763 square feet on a 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

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

Time: 3:20

Present: Julie Banks, Designer; Eugene Vernon, Owner/Contractor.

Public comment opened at 3:31 p.m.

Three letters in opposition from Bernard Ederer, John Kerman, and Paula Westbury were acknowledged. Steve Tepper: concerned about loss of ocean view, privacy from deck, and fencing.

Public comment closed at 3:34 p.m.

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

- 1) Simplify the architecture, roofs, balcony elements, pop-out closets, and roof forms.
- 2) Study reducing the size, bulk, and scale. Suggestions include reducing the first-story plate height to 9 feet and 8 feet at the garage.
- 3) Provide a schematic/conceptual landscape plan showing privacy screening.
- 4) Show permeable driveway paving.
- 5) Integrate the deck and trellis into the architecture.
- 6) Study eliminating the flat roof at the garage.
- 7) The project's general direction and style are acceptable.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1242 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-202-009
 Application Number: MST2008-00319
 Owner: Jody Herrick
 Architect: James Zimmerman

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

Time: 3:55

Present: James Zimmerman, Architect; Chuck McClure, Landscape Architect; John Herrick and Jody Herrick, Owners.

Public comment opened at 4:06 p.m.

1. Two letters in support of the project from Kate Meehan and Lisa Maglione, and one letter in opposition from Paula Westbury were acknowledged.
2. Derick Weston, representing Elsa Dunion (submitted letter): proposal eliminates views from Dunion's property; projects is not sensitive to the neighborhood, FAR sets a negative precedent; clients prefer keeping the entry on Shoreline Drive, traffic congestion from proposed elimination one parking space; second story is preferred to be located on the eastern portion.
3. Elsa Dunion, opposed: concerned about loss of views, privacy, and the garage relocation.
4. Jeff Lovegreen, opposed: objects to the driveway exiting onto Santa Rosa Place; supports preservation of the Queen Palm.
5. Sam Wallop, Realtor representing John and Jody Herrick: stated that property owners are conscious of the neighborhood and street parking situation.

Public comment closed at 4:18 p.m.

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

- 1) A majority of the Board is in favor of relocating the parking access and garage to Santa Rosa. One member prefers keeping the garage on Shoreline and maintaining neighbor's views.
- 2) The architectural style and detailing is appropriate for the neighborhood.
- 3) Provide weathered roof material.
- 4) Reduce plate heights and study the massing to provide a less boxy building.
- 5) Study the landscape plan and water requirements for 20% turf.
- 6) Preserve the queen palm or relocate it to the Santa Rosa side parkway.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1425 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-023

Application Number: MST2008-00244

Owner: Escalera Living Trust

Architect: Suding Design Landscape Architects

(Proposal to permit an as-built 55-foot long retaining wall, 836 cubic yards of grading in the front yard and within the road right-of-way and an as-built pool removal. An entry gate and landscape plan are also proposed. The Planning Commission (PC) approved this project with conditions in 2006, but work has not commenced. The applicant requests a Staff Hearing Officer (SHO) project amendment to allow more fill and a higher wall height than was approved by the PC, and driveway re-engineering consistent with the proposed plan. Also requested are SHO approval to allow over height walls within The front setback and road encroachment permits. The project is located on a 1.9 acre lot in the Hillside Design District.)

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

Time: 4:42

Present: Philip Suding, Architect; Brian Escalera, Owner; Joanne LaConte, Planner; Stella Larson, Planning Commission Liaison.

Ms. LaConte, Assistant Planner, provided staff comments and was available to answer questions from the Board. Mr. Suding reported that grading is no longer proposed.

Ms. Larson, Planning reported that the Planning Commission had previously requested reduction of the retaining wall due to public views.

Public comment opened at 4:52 p.m.

Raymond Sawyer, opposed:

Public comment closed at 4:58 p.m.

Ms. Larson, Planning Commission Liaison, reported that PC had requested natural grade; and the wall to be reduced by 20 inches. Mr. Suding, Applicant, stated that reduction was made because sufficient information was not available prior to attending Planning Commission. Mr. Zink stated that due to Zoning Ordinance changes the project will no longer be reviewed by the Planning Commission. Mr. Escalera, Owner, stated that he is acceptable to changing the hedge as necessary.

Motion: Continued indefinitely to Staff Hearing Officer and return to Consent Calendar with the following comments

- 1) The modification request is supportable as submitted.
- 2) Verify that landscape is to be low, mounding, and preserve pedestrian views from Mission Ridge Road.
- 3) The wall will be lowered 18 inches and grade will be lowered 24 inches, protecting the new feeder roots of the oaks along Mission Ridge Road.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2140 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-003
Application Number: MST2008-00318
Owner: Disraeli Living Trust 8/24/01
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. The proposed total of 3,908 square feet on the 15,866 square foot lot in the Mission Area Special Design District is 89% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Time: 5:20

Present: Pete Ehlen, Architect.

Public comment opened at 5:32 p.m.

1. Patricia Aoyama, opposed (submitted written comments): concerned exacerbated heights; noise, reduced privacy, reduced light, incorrect lot size stated, noise from pool and equipment relocation.
2. Sally Anderson, opposed: square footage; drainage problem, noise from misplaced pool equipment.
3. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:38 p.m.

Motion: Continued indefinitely to the Full Board pending environmental assessment with the following comments:

- 1) Relocate the pool equipment to the storage building interior mitigate noise.
- 2) Staff is to resolve lot size and FAR.
- 3) Provide a color board.
- 4) Provide a drainage plan with cisterns or retention basins for run off.
- 5) Provide a conceptual landscape plan showing vegetation to provide privacy buffer between properties.

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

*****THE BOARD RECESSED FROM 5:52 UNTIL 6:20 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2211 WHITE AVE****E-3 Zone**

Assessor's Parcel Number: 041-252-037
Application Number: MST2008-00308
Owner: Oliviander LLC
Architect: Kent Mixon

(Proposal for a 363 square foot first-floor addition and a new 408 square foot second-story for an existing 959 square foot one-story single-family residence. The proposal includes 471 square feet of first-floor decks and a 102 square foot second-floor deck. Parking would be provided in a new 234 square foot one-car carport attached to the house and also attached to the existing 220 square foot one-car carport. This application will abate the unpermitted setback encroachments noted as violations in Zoning Information Report 2008-00039. The proposed total of 2,183 square feet on the 5,486 square foot lot is slightly less than 85% of the maximum FAR. Staff Hearing Officer approval is requested for a modification to allow alterations to part of the existing house that is in the interior setback.)

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

Time: 6:20

Present: Kent Mixon, Architect.

Public comment opened at 6:30 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:30 p.m.

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

- 1) The modification for alterations in the setback is acceptable.
- 2) Study having a 5 foot screen wall on the east side of the upper deck.
- 3) Study having a garage door on the new carport.
- 4) Study the possibility of reconstructing the carport to blend with the new architecture.
- 5) Provide a landscape plan.
- 6) Provide a color board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2016 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-343-010
Application Number: MST2008-00307
Owner: Cynthia Napier
Architect: Tom Moore

(Proposal to convert an existing 220 square foot one-car garage to storage space and construct a new 380 square foot two-car carport with a roof deck. Staff Hearing Officer approvals of modifications are requested to allow conversion of the garage within the interior setbacks and to allow a reduction of the required open yard area. The existing 1,484 square foot one-story single-family residence is located on a 6,506 square foot lot in the Mission Area Special Design District. The proposed total of 2,084 is 74% of the maximum guideline FAR.)

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

Time: 6:44

Present: Tom Moore; Architect.

Public comment opened at 6:52 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Tom Carlson, neighbor, in favor of replacing drive to the old garage with landscaping; reuse of garage as storage space, concerned about appearance of new garage.

Public comment closed at 6:52 p.m.

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

- 1) There is currently no support for the deck above the carport as proposed.
- 2) The Board would prefer the carport being moved out of the setback and having a door.
- 3) Show details for the proposed garage conversion to habitable space.
- 4) Provide street elevations at 1/8 inch scale.
- 5) Provide a landscape plan.
- 6) Staff to verify whether the crawl space is habitable to provide correct FAR calculations.

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

SFDB-CONCEPT REVIEW (CONTINUED)**7. 2290 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-072-014
 Application Number: MST2008-00262
 Owner: Donald Oas
 Agent: Sophie Calvin
 Landscape Architect: Paul Wolthausen

(Proposal for a 134 square foot first-floor addition, a 580 square foot second-story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

(Third Concept Review of site design and landscaping. Action may be taken if sufficient information is provided.)

Time: 7:11

Present: Paul Wolthausen, Landscape Architect; Donald Oas, Owner.

Public comment opened at 7:24 p.m.

1. William Calise Jr., neighbor, opposed: height elevation change between properties causes drainage to his property; the amount of decomposed granite is incorrect as stated in the presentation; the project provides insufficient permeable space, the use of the play court for parties may disturb neighborhood.
2. Don Bobbs, northerly neighbor, opposed: concerned about noise and disturbance from play court; olive tree on his property was cut down.

Public comment closed at 7:31 p.m.

At 7:50 p.m. Mr. Oas, property owner, submitted two letters in support of the project from neighbors.

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

- 1) Reduce the turf to a maximum of 20% of the landscaped area. Applicant is encouraged to reduce turf as much as possible.
- 2) The proposed play court shall be decomposed granite rather than paved.
- 3) The decomposed granite play court will be irregular shaped.
- 4) The play area retaining walls will be at least 20 feet from the property lines to provide landscaping area for privacy.
- 5) The cut and fill grading will be balanced on site.
- 6) The chain link fence will be black, 6 feet high, and vine covered.
- 7) Show onsite water retention.

- 8) The project provides consistency of appearance with the neighborhood; size, bulk, and scale will be compatible with the neighborhood; provides quality architecture and materials.

Action: Woolery/Zink, 7/0/0. Motion carried. (Deisler abstained.)

The 10-day appeal period to City Council was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1781 CALLE PONIENTE

R-1 Zone

Assessor's Parcel Number: 041-021-015
 Application Number: MST2008-00099
 Owner: Ben F. Stinson
 Architect: Thomas Jannino

(Proposal to construct a 540 square foot one-story addition to an existing 1,284 square foot single family residence and reconstruction of the existing attached 198 square foot one-car garage. The proposed total of 1,824 square feet on the 7,166 square foot lot in the Hillside Design District is 61% of the maximum FAR.)

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

Time: 8:06

Present: Thomas Jannino, Architect.

Public comment opened at 8:10 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 8:10 p.m.

Motion: Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued to Consent Calendar:

- 1) Study the plaster detailing at the front elevation adjacent to the garage.
- 2) Show proposed window details.
- 3) Provide a color board.
- 4) The project provides consistency and appearance; provides quality architecture and materials; project will be compatible with the size, bulk, and scale of the neighborhood.

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

The 10-day appeal period to City Council was announced.

ADJOURNMENT:

The Full Board meeting adjourned at 8:17 p.m.

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 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.)

(Review After Final for reduction of second-story addition. The reduced total square footage of 1671 square feet is 70% of the maximum FAR.)

Approval of the Review After Final as submitted. The reduction in massing is consistent with Final Approval.

FINAL REVIEW**B. 201 RAMETTO RD****A-2 Zone**

Assessor's Parcel Number: 015-211-017
 Application Number: MST2008-00287
 Owner: Vincent and Judy Mrstik
 Architect: Gary Jensen

(Proposal to add a one-story 265 square foot addition to an existing 4,239 square foot two-story single-family residence including attached 966 square foot garage/workshop. The proposed total of 4,485 square feet on the on the 25,128 square foot lot in the Hillside Design District is 94% of the maximum guideline FAR.)

Final Approval with the following conditions: 1) tree protection measures from Arborists report are to be reproduced on the plans; 2) specify the approved light fixture on the plans.

NEW ITEM**C. 930 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-252-005
 Application Number: MST2008-00339
 Owner: Timothy and Regena Peoples
 Architect: Gregory Rech, Architects West

(Proposal to construct a new wood trellis over an existing upper level deck. Existing development consists of a 2,554 square foot house with a 704 square foot detached garage on a 9,552 square foot lot in the Hillside Design District.)

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

Final 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, with the condition that the stain color is to match existing supports at front shed roof brackets. The project is compatible with the neighborhood, improves the mass and scale.

NEW ITEM

D. 1220 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-181-004

Application Number: MST2008-00332

Owner: Roger A. and Mary Jane Risdall, Revocable Trust

(Proposal for remodeling and alterations to a 2,200 square foot single-family residence including attached 401 square foot two-car garage on a 10,500 square foot lot in the Hillside Design District. The proposal includes a 60 square foot enclosure of a covered entry, a 52 square foot enclosure of an atrium, conversion of an existing 122 square foot enclosed porch to habitable space, interior remodeling, changes to doors and windows, new skylights, and new tile roof. The total square footage of 2,312 is 61% of the maximum FAR.)

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

Final Approval as submitted 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; the project is compatible with the neighborhood and is an improvement over the existing condition.

FINAL REVIEW

E. 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.)

Postponed indefinitely.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:00 p.m.