



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, September 2, 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 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. , Present
- 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 22.68 and with adopted SFDB 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 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. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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. 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at tboughman@santabarbaraca.gov. Please check our website under City Calendar to verify 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. On August 27, 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/sfdb.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Zink.

ROLL CALL:

Members present: Carroll (arrived at 4:09), Deisler, Mosel (left at 5:40), Woolery, Zink.
Members absent: Bernstein, Mahan

Staff present: Boughman, Limon, Shafer

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

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of August 18, 2008.

Motion: Approval of the minutes of the Single Family Design Board meeting of August 18, 2008 with corrections.
Action: Deisler/Mosel, 3/0/1. Motion carried. (Woolery abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 25, 2008. The Consent Calendar was reviewed by Glen Deisler.

Action: Mosel/Woolery, 4/0/0. Motion carried.

Motion: Ratify the Consent Calendar of September 2, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items B and F, reviewed by Erin Carroll.

Action: Woolery/Mosel, 4/0/0. Motion carried.

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

Mr. Boughman made the following announcements:

- a) Member Mosel will leave at 5:00 p.m.
- b) Member Carroll will arrive at approximately 4:10 p.m.
- c) Handouts were provided regarding the revised Landscape Design Standards for Water Conservation as adopted by the City Council on August 12, 2008.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

MISCELLANEOUS ACTION ITEM

1. CITYWIDE

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2008-00105
Owner: City of Santa Barbara
Applicant: John Ewasiuk, Public Works

(Review and comment on the City's updated Outdoor Lighting and Streetlighting Design Guidelines.)

(Request for recommendation that City Council adopt the new guidelines.)

Time: 3:15

Present: Steve Hausz, Street Light subcommittee; John Ewasiuk, Public Works; James Dewey, Public Works, Facilities Manager.

Comments from individual or collective Board members:

- o It was suggested having shields installed on cobra head streetlights to reduce light trespass and night glow. Mr. Ewasiuk responded that the public may request installation of shields on particular streetlights from Mr. Dewey at 564-5363.
- o Because the cobra head lights are not directed toward pedestrians, more pedestrian lighting was suggested in residential neighborhoods. Mr. Hausz responded that cobra heads are installed for traffic lighting, and new mid-block pedestrian lighting will be considered with development applications. Mr. Ewasiuk stated that street lighting is primarily for illuminating streets for vehicles but pedestrian lighting is addressed in the guidelines.

Motion: Recommend that City Council adopt the new Outdoor Lighting and Streetlighting Design Guidelines.

Action: Woolery/Deisler, 4/0/0. Motion carried. (Bernstein, Carroll, Mahan absent.)

PRELIMINARY REVIEW

2. 812 ALSTON LN

A-2 Zone

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

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

(Project requires compliance with Planning Commission Resolution No. 041-07.)

Time: 3:32

Present: Kirk Gradin, Architect, Banyon Architects; Meg Tibbets, Architect, Arcadia Studios.

Public comment opened at 3:41 p.m. As no one wished to speak public comment was closed.

Motion: **Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.** The size, bulk, and scale are compatible with the neighborhood; the detailing is wonderful, and the project preserves significant Oak and Magnolia trees.

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

The 10-day appeal period was announced.

UNSCHEDULED RECESSED FROM 3:56: P.M. UNTIL 4:21

SFDB-CONCEPT REVIEW (CONT.)

3. 933 E HALEY ST

2 Zone

Assessor's Parcel Number: 031-241-014

Application Number: MST2008-00349

Owner: Javier and Maricela D. Rosas

Designer: Robert Ramos

(Proposal to add a 980 square foot second-story and a 71 square foot balcony. The existing 1,830 square foot one-story single-family residence including attached 535 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,810 square feet is 105% of the maximum guideline FAR.)

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

Time: 4:21

Present: Javier Rosas, Owner; Robert Ramos, Designer.

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 as a basis for working drawings and return to Consent Calendar with the following conditions:**

- 1) Study the second-story balcony, a solid wall along the roof was suggested.
- 2) Provide a color board matching existing colors.
- 3) Correct the front porch drawing.
- 4) Add window sills throughout the house.
- 5) Provide asphalt shingle roof to match existing.
- 6) Provide additional window detailing or window sills throughout.
- 7) Gable overhangs should be consistent with existing.
- 8) Correct the break pitch roof on the south elevation.
- 9) Show the existing handrail on north elevation and show steps on the floor plan.
- 10) The added rear size, bulk, and scale as previously noted do not appear large from the street, the majority of the addition is at the rear, no landscaping will be altered, the detailing is compatible with the neighborhood.

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

The 10-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 281 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-002

Application Number: MST2008-00264

Owner: Mohammed Moharram

(Revised proposal for a 4,571 square foot two-story single-family residence including an attached 720 square foot three-car garage on a 1.83 acre vacant lot. Staff Hearing Officer approvals of Modifications are requested for encroachment of the structure into the front setback and to provide guest parking spaces in the front setback on Schulte Lane. The proposed total of 4,571 square feet is 84% of the maximum guideline FAR.)

(Fourth Concept Review. Project requires environmental assessment and Staff Hearing Officer approvals of Modifications.)

Time: 4:48

Present: James Armstrong, Architect; Mohamed Moharram, Owner.

Public comment opened at 4:59 p.m.

1. Berta Schulte, 288 Schulte Lane, in favor of the project.
2. Pat Glenurnkel, 55 Santa Teresita Way, 93105, the project will be an asset to the area.
3. Written comments in support of the project submitted by Kandace Illgen were read.

Public comment closed at 5: 08 p.m.

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

- 1) The applicant is commended for addressing the Board's previous comments by moving the house back on the lot and reducing the second floor mass and reducing the tower mass in the setback.
- 2) It is understood that the plaza at the front of the house is an entry approach, and the bollards are an architectural feature which will contain only low level lighting.
- 3) Encroachment of the house into front yard setback is acceptable due to the constrained site. Encroachment of the guest parking in the front setback is acceptable with the proposed significant landscaping to screen public view of the cars from Schulte Lane.
- 4) Study the master bedroom plate height and correct the elevations.
- 5) Study the front shed roof at the garage.
- 6) Study the master bedroom balcony over the garage, and the intersection between the trellis and roof for a creative solution.
- 7) Provide an irrigation plan.

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

***** THE BOARD RECESSED FROM 5:19 UNTIL 5:41 P.M. *****

PRELIMINARY REVIEW**5. 2102 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-345-003
Application Number: MST2007-00242
Owner: Clarice E. Cornell
Architect: Henry Lenny

(Proposal for a 866 square foot second-story addition and stairs, a 130 square foot second-story covered deck, and interior remodeling for an existing 1,872 square foot one-story single-family residence on a 6,025 square foot lot in the Hillside Design District and the Mission Area Special Design District. The project has been revised to eliminate the setback encroachment and approval of a Modification is no longer requested. The proposed total of 2,738 square feet is 100% of the maximum guideline FAR.)

Time: 5:41

Present: Henry Lenny, Architect; Harlin Clark and Clarice Cornell, Applicants.

Public comment opened at 5:59 p.m.

1. Allison Curtis: concerned that project does not comply with good neighbor guidelines with regard to private views; new plans were not available for public review; photos previously provided do not show front of neighboring homes.
2. Susan Price: concerned that applicant has not complied with previous Boards comments; the project should move out instead of up (submitted written comments).
3. Marilyn Rickard: understood project had been withdrawn; the project appears to be a mansion among cottages.

Public comment closed at 6:14 p.m.

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

- 1) Install story poles with primary second-story ridges and corners shown.
- 2) Submit complete design drawings prior to returning to the Full Board.
- 3) Provide sections from three locations showing the existing retaining walls. Show the relationship of the house to the existing retaining walls.
- 4) Additional landscaping for the retaining walls would be beneficial.
- 5) Lower the hedge along the front property lines to 42 inches in compliance with City standards.
- 6) Clearly show the building height and the apparent height from the garage to the highest ridge on the drawings.
- 7) Show solar access compliance.
- 8) Provide additional information for the balcony along the north property line regarding the setback from the property line including a photograph from balcony location toward neighbor.
- 9) Provide complete plans with correct FAR calculations. Confer with Staff to resolve lot size.

Action: Carroll/Woolery, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

PRELIMINARY REVIEW**6. 3455 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004
 Application Number: MST2007-00221
 Owner: Silva Family Trust
 Architect: Bryan Pollard
 Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the Coastal Zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

(Project requires compliance with Planning Commission Resolution No. 017-08.)

Time: 6:45

Present: Bryan Pollard, Architect; Sam Maphis, Landscape Architect; Mike Silva, Owner.

Public comment opened at 7:09 p.m.

1. Don Santee for Kitch Wilson: would like to see the size reduced to the average FAR in neighborhood of 77%; prefers plantings and structures in view corridor restricted to less than 3 feet from ground; reduce ridge height to 17 feet.
2. Don Santee: project is noncompliant with Local Coastal Plan Policy (LCP) 5.3 and 9.1; prefers preserving view corridors; guidelines should be followed.
3. Ronald Green: project is under jurisdiction of LCP policies, and should be compatible with homes in the neighborhood and should protect ocean views.
4. Art Schwartz: concerned about night glow from exterior lighting and requested installation of shielded, low sodium lights.
5. Susan Zalon: concerned that other projects are held to FARs below 100% and this project should too; prefers attractive, low-growing ground covers instead of the hedge along the east property line.

Public comment closed at 7:22 p.m.

Motion: Preliminary Approval and continued to the Full Board for an in-progress review of the architecture and for landscaping plan:

- 1) Landscaping in the 30 foot view corridor at the eastern property line shall be between 3 and 4 feet finished height for the north half of the corridor, and 5 to 6 feet finished height for remaining portion.
- 2) Provide a section/drawing from Marina Drive to Cliff Drive with a variety of landscaping with mature height shown, include a silhouette of the structure.
- 3) Landscaping in the view corridor should appear natural and minor encroachment of the of tree canopies is not a detriment. Minimize the encroachment of the dwarf citrus tree canopies into the view corridor.
- 4) Study opportunities to reduce excess unused space and some very large rooms; any effort in reduction would be appreciated.
- 5) Provide additional details; preliminary colors are a good direction.
- 6) The architectural style and size are compatible with the neighborhood, the project provides quality materials.

Action: Woolery/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2924 HERMOSA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-194-015
 Application Number: MST2008-00396
 Owner: Paula Kimbrell
 Architect: Dwight Gregory, AIA

(Proposal for a 530 square foot partial basement and a 155 square foot addition to the main level and 235 square feet of decks for the existing 1,569 square foot one-story single-family residence. The existing residence includes an attached 198 square foot one-car garage and a 229 square foot detached accessory building on the 7,500 square foot lot. Staff Hearing Officer approval of a Modification is requested to allow alterations to the existing roof within the interior setback. The total proposed 2,254 square feet is 73% of the maximum FAR.)

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

Time: 7:54

Present: Dwight Gregory, Architect.

Public comment opened at 8:04 p.m. As no one wished to speak public comment closed.

Mr. Boughman commented that the project was revised so that approval of a modification is no longer requested and environmental review is not completed.

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

- 1) The project is ready for Preliminary Approval.
- 2) Thicken or embellish the privacy wall at the east elevation deck.
- 3) Provide a color and materials board even if matching existing.
- 4) Restudy the small basement window at the west elevation, it seems to small and squished.

Action: Woolery/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 826 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-042-003
 Application Number: MST2008-00382
 Owner: James Blascovich and Brenda Major
 Applicant: Wade Davis Design

(Proposal to add a new covered front entry porch, and 812 square feet of additions by converting lower level crawl space, a 13 square foot addition to the upper level, demolition of a 191 square foot rear deck, 508 square feet of new lower-level rear decks, and 580 square feet of new upper-level rear decks. Staff Hearing Officer approval of a Modification is requested to allow the new porch to encroach into the front yard setback. The existing 2,598 square foot single-family residence, including a 458 square foot two car garage is located on a 9,077 net square foot lot in the Hillside Design District. The proposed total of 2,611 square feet is 75% of the maximum FAR.)

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

Time: 8:05

Present: Jim Davis, Designer; Akiko Wade-Davis, Designer.

Public comment opened at 8:15 p.m. As no one wished to speak public comment closed.

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

- 1) The new front porch in front-yard setback is appreciated as it creates a better entry for the home. The unenclosed front porch encroaches no more than existing garage. The scale is more appropriate than the alternate 3 foot porch design. It is an open, not enclosed, structural encroachment.
- 2) An open railing between the piers at the front porch rather than a solid wall is preferred.
- 3) Study the interaction between the trellis and chimney.
- 4) Provide a color board and additional details when returning to Full Board.

Action: Deisler/Woolery, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1617 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 027-152-010

Application Number: MST2008-00163

Owner: Johnny and Sally Jordan

Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum FAR. Staff Hearing Officer approvals of Zoning Modifications are requested to allow the additions to encroach into two interior setbacks.)

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

Time: 8:21

Present: Curtis Moniot, Designer.

Public comment opened at 8:30 p.m.

A letter expressing construction concerns from Jean Wright was acknowledged.

Public comment closed at 8:32 p.m.

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

- 1) The clarity and completeness of drawings, the 20 closest homes survey, and photographs are appreciated.
- 2) The FAR is acceptable due to the minor nature of the addition and given that it will not be perceived from the street.
- 3) Additions in the interior yard setbacks are supportable as they will follow the existing roof and plate heights and there are no windows in those areas.
- 4) Provide photographs taken toward the neighbor's back yard from areas where the proposed deck will be less than 15 feet from the property line.
- 5) Provide a color board and roof materials.

Action: Carroll/Woolery, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

ADOURNMENT

The Full Board meeting adjourned at 8:40 p.m.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 1046 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-203-004
 Application Number: MST2007-00346
 Owner: Stewart Hudnut
 Contractor: John Madden Construction Inc.
 Designer: John Black

(Proposal for a 92 square foot first-floor addition to an existing 3,213 square foot single-family residence and minor alterations including: replacement of windows and doors, removal and reinstallation of existing clay tile roof, and removal of roof overhangs. The proposal will result in a total square footage of 3,370 on the 12,805 net square foot lot and has a FAR of 0.26.)

(Review After Final for door and window changes, new skylight, new powder room, move electrical meter and upgrade service.)

Approval of the Review After Final as submitted. The project is compatible with the neighborhood.

FINAL REVIEW**B. 1030 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-031
Application Number: MST2006-00644
Architect: Blackbird Architects
Owner: Steven Buchanan

(Proposal for a 2,854 square foot two-story addition to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,798 square feet of living space, a 154 square foot addition to the garage, an 830 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

Final Approval as submitted of the landscaping and architecture.

FINAL REVIEW**C. 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.)

Final Approval with the following conditions: 1) relocate the existing fixture to rear of house; 2) exterior light fixture at garage to meet guidelines.

NEW ITEM: PUBLIC HEARING**D. 309 PALISADES DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-325-009
Application Number: MST2008-00392
Owner: James F. Mitchell Jr.
Architect: Dawn Sherry

(Proposal to demolish an existing 302 square foot two-car attached carport with 237 square foot deck above and replace it with a new 452 square foot two-car attached garage and a 340 square foot deck above. The existing 1,368 square foot two-story single-family residence is located on a 8,016 square foot lot in the coastal zone. Staff Hearing Officer approval of a Zoning Modification is requested for the garage to encroach into the interior setback. The proposed total of 1,882 square feet is 59% of the maximum FAR.)

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

Continued indefinitely to the Consent Calendar with the following comments: 1) restudy width of the deck, increase set back from the Southwest property lines or screen; 2) if a second-story addition is proposed, notice and return to Full Board; 3) restudy stucco columns to soften their appearance; 4) the garage setback is supportable.

NEW ITEM

E. 860 JIMENO RD

E-1 Zone

Assessor's Parcel Number: 029-110-037
Application Number: MST2008-00394
Owner: Todd Drevo
Designer: Richele Design and Consulting

(Proposal to replace an existing window with new French door, add a new window, and convert the existing permitted under-story to habitable space. The existing 3,574 square foot two-story single-family residence on a 27,304 square foot lot in the Hillside Design District is 75% of the maximum guideline FAR.)

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

Final Approval with the following conditions: 1) new light fixture to match existing; 2) detailing to match existing. The project provides neighborhood compatibility and quality materials. The review was only for items indicated in the project description.

FINAL REVIEW

F. 1466 LA CIMA RD

R-1 Zone

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H. and Kathy S. Cook
Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum FAR.)

Final Approval as noted on the plans. 1) Two large Crape Myrtle (*Lagerstroemia indica*), three 24 inch box Brisbane Box (*Lophostemon confertus*); 2) place new irrigation drip on new separate valve; 3) exterior light to be shielded down-cast lighting; 4) colors to match wrought iron, windows and doors, trim, and stucco is to match existing.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Item B and F, reviewed by Erin Carroll.