



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 15, 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - 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. , 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.
- Preliminary and Final Single Family Design Board approval is valid for one year 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, 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 September 11, 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/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.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mosel, Zink, Woolery

Members absent: Mahan

Staff present: Boughman, Shafer

GENERAL BUSINESS:

- A. Public Comment:
No public comment.
- B. Approval of the minutes of the Single Family Design Board meeting of September 02, 2008.
Motion: Approval of the minutes of the Single Family Design Board meeting of September 02, 2008, with corrections.
Action: Deisler/Carroll, 6/0/0. Motion carried. (Mahan absent.)
- C. Consent Calendar.
Motion: Ratify the Consent Calendar of September 8, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items B, C, and D, reviewed by Erin Carroll.
Action: Carroll/Woolery, 6/0/0. Motion carried. (Mahan absent.)

Motion: Ratify the Consent Calendar of September 15, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items E, F, G, and H, reviewed by Erin Carroll.
Action: Woolery/Mosel, 6/0/0. Motion carried. (Mahan absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 1. Mr. Boughman reported that an appeal of a Consent Calendar approval at 860 Jimeno Road has been filed.
 2. Member Zink announced that the Santa Barbara Architectural Foundation will have a photo show on Friday, October 3. The public is asked to take and submit photographs of Santa Barbara. Photographs will be auctioned at the event.
- E. Subcommittee Reports.
No subcommittee reports.
- F. Possible Ordinance Violations.
No reported violations.

SFDB-CONCEPT REVIEW (CONT.)**1. 1565 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-110-032
Application Number: MST2008-00056
Owner: Steven F. Coombs,
Designer: Robert Trimble

(Proposal to construct 1,220 square feet of basement and first- and second-story additions to an existing one-story 1,809 square foot single-family residence including garage. The proposal includes demolition of the existing 448 square foot attached garage and the construction of a new 748 square foot attached garage at the basement level. Also included is a 72 square foot loggia, 397 square feet of additions to open and covered exterior decks, and grading consisting of 390 cubic yards of cut within the main building footprint and 217 cubic yards of cut and fill outside the footprint. The project is located on a 38,000 square foot lot in the Hillside Design District. The calculated total square footage of 3,588 includes a 50% reduction for area partially below grade, resulting in a project that is 73% of the maximum guideline FAR.)

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

Time: 3:16

Present: Steven Coombs, Property Owner; Robert Trimble, Designer; Jack Kiesel, Landscape Architect.

Public comment opened at 3:38 p.m. As no one wished to speak, public comment was closed.

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 indefinitely to the Full Board for an in-progress review with the following conditions:

- 1) Applicant is commended for softening the building, using organic materials and colors that match accessory building.
- 2) Provide details for trellises, awnings, and overhangs throughout; particularly the trellis over garage doors at the east elevation.
- 3) The covered roof at loft appears too bulky; an open trellis or no cover is suggested.
- 4) Enlarge the front porch beam to be heavy timber.
- 5) Stone work is to be irregular Santa Barbara sandstone, organically arranged.
- 6) The fireplace is to be stone with a copper metal cap.
- 7) Study the master bathroom window to be larger or provide articulation for that façade.
- 8) Provide additional details for the east elevation overhang.
- 9) Determine whether a street tree is required on Los Canoas, between the existing.
- 10) Study landscape vines over the garage. Study additional planting pockets or at the garage.
- 11) The project provides quality board and batten siding, sandstone, a variety of roof plates to break up the form and massing, and additional trees and landscaping.

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

The ten-day appeal period was announced.

PRELIMINARY REVIEW**2. 175 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-012
Application Number: MST2008-00090
Owner: Greg Tatham, Living Trust
Architect: Steve Wilson

(Proposal for a 688 square foot two-story addition to an existing 1,468 square foot two-story single-family residence. The existing 402 square foot detached two-car carport will remain on the 13,014 square foot lot in the Hillside Design District. The proposal includes a covered terrace at rear upper level. Staff Hearing Officer approval of a modification is requested to provide open yard area in one of the two front yards. The proposed total of 2,558 square feet is 62% of the maximum FAR.)

Time: 4:13

Present: Steve Wilson, Agent for Owner.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

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 indefinitely to Consent Calendar with the following comments:

- 1) Provide a color board.
- 2) Study the second-floor railing to be heavier material, a wood railing is suggested.
- 3) Study the second-floor gable detailing to be more structurally realistic and appearing like a truss.
- 4) The deck and balcony posts are to be 8x8 or appear more massive.
- 5) Provide a brick cap on the retaining wall matching existing brick on site.
- 6) The addition blends with the existing structure, provides quality materials; the applicant made a good effort at reusing the existing palm tree.

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

The ten-day appeal period was announced.

FINAL REVIEW**3. 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.)

(Final approval of the landscaping is requested.)

Time: 4:37

Present: Paul Wolthausen, Landscape Architect.

Public comment opened at 4:45 p.m.

1. Don Bobbs, opposed: requested 1) a sound wall to deflect noise, 2) moving play court closer to applicant's house; 3) prefers non-invasive vines.
2. Lisa Johnston: would like the sports area moved closer to the applicant's house.

Public comment closed at 4:55 p.m.

Motion: Final Approval with the following conditions:

- 1) The redesigned sports court and landscape buffer are appreciated.
- 2) Study drainage locations and verify that there will be no increase in runoff from the property.
- 3) Update the irrigation notes to reflect the City's latest irrigation standards.

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

IN-PROGRESS REVIEW**4. 435 BATH ST****C-P Zone**

Assessor's Parcel Number: 037-192-003
 Application Number: MST2008-00223
 Owner: Dario Pini
 Architect: Murphy and Associates

(Revised proposal for a 573 square foot second-story addition and to abate enforcement case ENF2008-00256 by bringing property up to code. The proposal includes the addition of a habitable second-story with access stair, new roof, replacement of foundation, and removal of chimney. 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 1,925 square feet is 83% of the maximum FAR.)

Time: 5:00

Present: Brian Murphy, Architect.

Straw vote: how many Board members feel the second floor is appropriate as designed? 4/2.

Motion: Continued indefinitely to the Full Board for final approval with the following comments:

- 1) Provide complete architectural detailing, including door trim, siding corners, water table.
- 2) Provide details about the brick porch with pre-cast concrete on top.
- 3) Vinyl clad windows are not acceptable; wood or aluminum clad windows are preferred. Show details of head, jamb, and sills.
- 4) Include a note on the plans that the existing antenna will be removed.
- 5) Provide color and materials board.
- 6) Provide information about the existing avocado tree canopy, indicate which limbs will be trimmed for the second story addition.
- 7) Provide additional information about the front porch railing.
- 8) The addition will match the existing detail, quality, and style.

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

*****THE BOARD RECESSED FROM 5:32 UNTIL 5:55 P.M.*****

PRELIMINARY REVIEW

5. 1057 ARBOLADO RD

E-1 Zone

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.)

(Project requires compliance with Staff Hearing Officer resolution 052-08.)

Time: 5:55

Present: Jeff Shelton, Architect; Peter De Bruyn Kops, owner's son.

Public comment opened at 6:02 p.m.

1. Bill Yule, opposed to the roof deck; roof should blend, roof decks attract potted plants.
2. Derek Westen, concerned about the party deck as entertainment space. Appreciates opening of the view corridor.
3. Cliff Hickman, opposed: concerned roof deck loses privacy for neighbors; flat tile roof is invitation for children and others. Concerned about loss of views and privacy.

4. Jack Hewett, opposed: the flat roof is 2-3 feet above the contiguous roof lines. No other home in the area has more than 2 fireplace-like protrusions. A municipal ordinance limits shrubs to 8 feet, therefore nonconforming obstruction to public views.
 5. Joyce Searls, opposed: the overgrown vegetation obstructs the true mass of the project. Neighbors would like to be involved prior to Board meetings.
 6. Nancy Kaplan, opposed: concerned about loss of privacy.
 7. Don Graves, opposed: suggested communication with neighbors for good relations.
 8. Written comments in opposition from Marge Graves were acknowledged.
 9. Cindy Travis, opposed to the party deck. The fourth deck is not necessary and obstructs neighbor's views.
 10. Jacqueline Page, opposed (submitted photos) concerns about interference with the public view corridor; panoramic views are not necessary for applicant; invasion of privacy; potted plants are removable; suggested eliminating the party deck and flat roof area and lowering all chimneys.
- Public comment closed at 6:25 p.m.

Straw vote: How many can support the small deck over the front entry? 2/4.

Straw vote: How many can support the larger deck on south side of tile the ridge as designed? 5/1.

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

- 1) The small "sunset" deck over the front entry is not supportable. Redesign the roof element between the garage and house.
- 2) The larger, south deck should not extend west beyond the kitchen wall.
- 3) Restudy the heights and number of vertical projections and chimneys in the design.
- 4) Provide a color board and color material samples, including deck tile materials.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1704 PATERNA RD

E-1 Zone

(6:15) Assessor's Parcel Number: 019-184-008
 Application Number: MST2008-00208
 Owner: Eileen Haber
 Architect: Doug Reeves

(Proposal for repairs, remodeling, and 555 square feet of first-floor additions for an existing 2,863 square foot two-story single-family residence that was damaged by fire. The proposal includes a new driveway and two uncovered parking spaces in addition to the existing 340 square foot two-car garage, the proposed total of 4,395 square feet on the 17,605 square foot lot in the Hillside Design District is slightly less than 100% of the maximum guideline FAR.)

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

Time: 6:59

Present: Doug Reeves, Architect; Eileen Haber, Owner.

Public comment opened at 7:12 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restoration of the house is appreciated.
- 2) Provide one driveway branching to the rear parking spaces.
- 3) Study historical paving materials, such as a ribbon driveway.
- 4) Study the deck railing to be light and airy. Study the intersection at the second floor corner.
- 5) Additional parking spaces should meet standards for back out maneuverability.
- 6) Study shed roof in relation to trellis. Consider a hip roof.
- 7) Provide additional details and color board.
- 8) Provide a partial landscape plan for the driveway.

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

CONCEPT REVIEW - NEW ITEM**7. 1633 OVERLOOK LN****E-1 Zone****(6:45)**

Assessor's Parcel Number: 015-191-001

Application Number: MST2008-00404

Owner: Steve McHugh

Architect: Tom Meaney

(Proposal for additions and interior and exterior remodeling for an existing 2,657 square foot single-family residence including attached 420 square foot two-car garage. The proposal includes 419 square feet of one-story additions, a 223 square foot garage addition, and 808 square feet of new patios. The proposed total of 3,299 square feet on the 25,236 square foot lot in the Hillside Design District is 69% of the maximum guideline FAR.)

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

Time: 7:30

Present: Tom Meany, Architect.

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 the Consent Calendar with the following comments:

- 1) The design and the use of authentic rock on the exterior foundation are appreciated.
- 2) Redesign the garage doors to comply with Transportation's suggestion. Study other double car garages in the Rivera, consider an arched opening.
- 3) Provide a partial site plan of front of house, showing pedestrian entry and transition between porch stairs and driveway.
- 4) Study adding windows at west elevation of the garage to breakup expanse of stone work
- 5) Provide a color board.
- 6) The project provides quality materials with the real stone veneer, simplicity of forms, and does not alter the existing landscape.

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

ADJOURNMENT:

The Full Board meeting adjourned at 7:49 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 120 LOMA MEDIA RD E-1 Zone**

Assessor's Parcel Number: 019-262-017

Application Number: MST2007-00495

Owner: Timothy Sean Immel and Theresa Herzog

(Proposal to abate enforcement case for grading and to permit an additional 14 cubic yards of grading. Proposal also includes changes to the exterior texture and repaint the existing residence, detached garaged, and masonry retaining walls with a concrete semi-smooth mission finish. Replace iron railings on front balcony of the second floor, third floor and front entry deck, replace the tile on the existing front entry deck, replace existing rain gutters, and replace existing chain link with 83 feet of wood fencing.)

(Review After Final to build/replace 42 feet of retaining wall and removal of approximately 10 cubic yards of soil.)

Approval of the Review After Final as submitted.

FINAL REVIEW**B. 1724 LA CORONILLA DR E-1 Zone**

Assessor's Parcel Number: 035-081-006

Application Number: MST2008-00263

Owner: Duard W. Enoch III

Architect: Lesley Stearns

(Proposal to remodel an existing 2,324 square foot single-family residence, including existing 510 square foot attached garage. The project includes replacement of all windows and doors, new stucco exterior, alteration to roof, new skylight, new wall in front yard ranging from 42 to 72 inches in height, new chimney, remove existing patio structure and greenhouse window and small attached shed, interior remodel, and new landscaping. Staff Hearing Officer approval of Modifications to allow alterations to the existing non-conforming residence in the front and interior setbacks is requested. Square footage will remain at 2,234 square feet on the 8,584 square foot lot in the Hillside Design District and is 70% of the maximum FAR.)

Final Approval of the architecture as noted for plaster bullnoses around windows. Continued indefinitely for the landscaping.

FINAL REVIEW**C. 1122 BEL AIR DR R-1 Zone**

Assessor's Parcel Number: 043-270-008

Application Number: MST2008-00384

Owner: Gerasim Lee and Gladys M. Monafa

Architect: Dwight Gregory

(Proposal to abate violations in ENF2008-00801 and permit as-built decks, trellises, and spa and revert kitchen sink to bar sink for an existing single-family residence.)

Final Approval with the condition that exterior light fixtures at unpermitted decks shall have frosted glass or be hooded down lights.

CONTINUED ITEM**D. 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. The project was revised so that no alterations occur within the interior setback. The total proposed 2,254 square feet is 73% of the maximum FAR.)

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

Final 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, with the following conditions: 1) light fixtures to be as noted on the plans; 2) colors and materials are to match existing.

CONTINUED ITEM**E. 1420 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-193-011
Application Number: MST2006-00292
Owner: Jo Ann Sutton
Owner: Larry Smith
Architect: Kurt Magness

(Proposal to construct an attached 460 square foot garage and convert the existing attached 303 square foot garage into living space. The one-story 3,314 square foot single-family residence is located on a 21,814 square foot lot in the Hillside Design District. A modification is requested to allow the new garage to encroach into the interior yard setback.)

(Project is continued from ABR Full Board. Modification was approved on appeal on September 4, 2008. Project requires compliance with Planning Commission resolution.)

Final 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, with the following conditions: 1) provide an irrigation plan; 2) the new gate is to be iron; 3) the project is compatible with the architecture of the neighborhood; provides quality design and materials; the solar installation is a big benefit.

NEW ITEM**F. 2 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-009
Application Number: MST2008-00400
Owner: Thomas J. Hoffmann
Contractor: Lack Construction

(Proposal to add a new five foot entry gate to match the architecture of house.)

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

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. Return with a revised landscape plan showing the perimeter fence and hedge.

REVIEW AFTER FINAL**G. 1567 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-006
Application Number: MST2007-00305
Owner: Wong-Tai 2000 Trust
Contractor: Village Pools
Landscape Architect: Isabelle Greene and Associates

(Proposal to construct a new pool and spa on a lot with an existing single-family residence located in the Hillside Design District.)

(Review After Final for miscellaneous minor changes to driveway, paths, pool fence, entry steps, paving improvements, water source for lily pond, and garden shed.)

Approval of the Review After Final. The garden shed is approved as noted; and the proposed landscape changes are positive.

REVIEW AFTER FINAL**H. 112 ONTARE HILLS****A-1 Zone**

Assessor's Parcel Number: 055-160-058
Application Number: MST2007-00430
Owner: Wade and Jil Crang
Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

(Review After Final for removal of 3 of the 4 proposed oak trees per Fire Department and miscellaneous landscape changes.)

Approval of the Review After Final with irrigation as noted on the plans. Revisions to windows and doors are acceptable.

NEW ITEM**I. 1020 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-064

Application Number: MST2008-00423

Owner: Sycamore Creek Estates, LLC

(This project replaces MST2008-00403. Proposal for a vegetation removal permit. The project includes erosion control and no grading is proposed. The as-built vegetation removal was for a previously approved development envelope on a 38,222 square foot vacant lot located in the Hillside Design District.)

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

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.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of Items E, F, G, and H, reviewed by Erin Carroll. Tony Boughman, Planning Technician I was present at the meeting.