



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, September 29, 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](http://www.SantaBarbaraCa.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; Submittal Fee - (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 &amp; 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 folded plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board 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](http://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. 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. On September 24, 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](http://www.SantaBarbaraCa.gov).
2. The 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 3:03 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein (left at 6:15), Deisler, Mahan, Mosel, Woolery, Zink.

Members absent: Carroll.

Staff present: Boughman, Limon (left at 4:31), Shafer.

**A. Public Comment:**

Catherine McCammon: There should be staff reports for agenda items for the benefit of Board members and the public available prior to meetings.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Single Family Design Board meeting of September 15,, 2008, as amended.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar. The Consent Calendar of September 22, 2008 was reviewed by Glen Deisler with the exception of the landscaping for Items A and B reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar. The Consent Calendar of September 29, 2008 was reviewed by Glen Deisler and Denise Woolery.

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

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

Mr. Boughman announced that Member Carroll is absent, and Member Bernstein will leave at 6:00 p.m.

**E. Subcommittee Reports.**

No reports.

**F. Possible Ordinance Violations.**

No violations.

**DISCUSSION ITEM****TREE LANDSCAPING PROTECTION AND ENFORCEMENT**

Jaime Limón, Senior Planner, and Tim Downey, Urban Forest Superintendent.

Time: 3:11

Mr. Limon, Senior Planner, and Tim Downey, City Arborist provided the staff presentation and responded to questions.

Public comment was opened at 3:50 p.m.

Catherine McCammon raised questions concerning the cutting of trees in Planned Unit Developments, and who is responsible if someone cuts down trees on someone else's property.

Public comment was closed at 3:51 p.m.

The Board had the following collective comments regarding Tree Preservation, Landscape Plans and Enforcement issues.

- Supports concept of landscape plan maintenance and requiring that property owners not remove specifically required landscaping as approved by the Board.
- Concerned that the proposed fine structure does not address the degree of violation with respect to quantity, species and size of tree removals. There was a collective opinion expressed that the removal of a very large skyline tree, multiple tree removals or a certain types of species are considered more egregious violations that warrant higher fine amounts.
- Commercial properties should also have a higher fine structure. Suggested we look at how City of Ojai estimates tree values.
- Historic sites or the removal specimen trees should have a higher fine structure.
- Need to require or improve the site posting noticing for trees removed by City of SB projects.
- Suggests posting City sidewalk trees so sign also faces pedestrians.
- Supports the need to develop and consider more protection of oak trees and other large skyline trees outside front yard setbacks.
- Likes idea of offering free City review or free permits for tree removals.
- Supports staff proposal to administratively review landscape plan maintenance issues but suggest significant tree removals and substantial mitigation plans be referred to SFDB review, at minimum Consent calendar.

**CONCEPT REVIEW - NEW ITEM****1. 122 SANTA ROSA PL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-201-023

Application Number: MST2008-00407

Owner: Stewart Family Trust

Applicant: Erik Eppink

(Proposal to enclose an existing 180 square foot second-story covered porch. The existing two-story 1,749 square foot residence plus detached 751 square foot garage and accessory building is located on a 6,535 square foot lot. The proposed total of 2,680 square feet is 95% of the maximum FAR.)

**(The project was referred from the Consent Calendar. Action may be taken if sufficient information is provided.)**

Time: 3:51 p.m.

Present: Erik and Isabel Eppink, Applicants/Owners.

Public comment opened at 3:58 p.m.

1. Catherine McCammon, La Mesa Neighborhood Homeowners Assn., opposed: covered porches should count toward FAR, two-step project circumvented NPO, sets a significant precedent.
2. Mary Jane Headlee, opposed: sets a precedent for expanding the FAR by later enclosing porch. NPO Guidelines should be enforced.

Public comment closed at 4:01 p.m.

Motion: Deny the project without prejudice. The design as proposed is not acceptable.

Action: Bernstein/Zink, 3/3/0. Motion failed due to tied vote. Woolery, Deisler, and Mosel opposed. (Carroll absent.)

**Motion: Continued indefinitely to the Full Board.** Restudy ways to reduce the size, bulk, and scale of the existing house.

Action: Mosel/Zink 4/2/0. Motion carried. Bernstein and Deisler opposed. (Carroll absent.)

## **SFDB-CONCEPT REVIEW (CONT.)**

### **2. 1704 PATERNA RD**

**E-1 Zone**

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.)

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

Time: 4:31

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

Public comment opened at 4:44 p.m. As no one wished to speak, public comment was closed.

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

- 1) Determine garage roof material.
- 2) Show a planter and reuse headstone near driveway.
- 3) Use brick, stone, or masonry for chimney.
- 4) Provide a color board.
- 5) The project maintains the historic character of the house; provides quality building materials, and existing landscape is preserved.

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

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****3. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009  
 Application Number: MST2008-00009  
 Owner: Daksha K. Oza  
 Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

**(Second review at Full Board. Action may be taken if sufficient information is provided.)**

Postponed two weeks at the applicant's request.

**\*\*\*THE BOARD RECESSED FROM 4:54 UNTIL 5:29 P.M.\*\*\***

**PRELIMINARY REVIEW****4. 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.)

**(Fifth Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 052-08.)**

Time: 5:29

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

Public comment opened at 5:40 p.m.

1. Bill Yule, opposed to roof decks on the Riviera.
2. Jack Hewett: opposed to the use of decks; size of party deck; 48 inch parapet doesn't make sense, future owner might install irrigation lines; suggested installation of rounded skylight.
3. Derek Westen: opposed, acknowledged progress made to date; suggested having a narrower outdoor deck and stepping the ridge; concerned that the "boxy" parapet element will obstruct neighbor's ocean views.
4. Joyce Searls: the project has improved, but the parapet area is jarring.
5. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:54 p.m.

**Motion:** Preliminary Approval of the project as a basis for working drawings with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code return to Full Board for in-progress review with the following conditions:

- 1) Study the skylight detail.
- 2) Study the parapet roof above the entry to be less deep.
- 3) Provide tile, colors, and details.
- 4) Project provides consistency of appearance, compatible with neighborhood, quality of architecture and materials.

Action: Woolery/Deisler, 4/1/0. Motion carried. (Bernstein opposed. Carroll absent.)

The ten-day appeal period was announced.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 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 a 237 square foot deck above. The project has been revised to replace the carport and deck with a new 457 square foot two-car attached garage and a 307 square foot second-story addition above the proposed garage. 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 2,132 square feet is 67% of the maximum FAR.)

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

Time: 6:15

Present: Dawn Sherry, Architect; Katherine Dole, Landscape Architect; James Mitchell, Owner;

Public comment opened at 6:26 p.m.

1. Two comment letters in opposition from Charles Bryant, and Paula Westbury were acknowledged.
2. Dieter Hornemann, opposed: opposed to addition in the proposed location due to privacy concerns, not opposed to an addition on the north side of the property (provided written comments).

Public comment closed at 6:32 p.m.

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

- 1) Raise the window sill on the south elevation for privacy.
- 2) The gable roof shown on revised plans is an improvement.
- 3) Provide details of corbel cantilever and wrought iron detail above garage door.
- 4) Provide additional info about chimney cap.
- 5) Provide a color and materials board.
- 6) Eugenia hedge will be part of approved landscape plan and must be maintained for privacy.

- 7) The proposed garage is being located where a carport currently exists, the 20 by 20 foot size meets parking standards, and the second-story is set back to not require a zoning modification.

Action: Zink/Woolery, 5/0/0. Motion carried. (Bernstein and Carroll absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **6. 3339 CLIFF DR**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-015  
 Application Number: MST2008-00419  
 Owner: L.A. Homenink and Marina Stephens  
 Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot one-story single-family residence with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

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

Time: 6:51

Present: Michael Holliday, Architect.

Public comment opened at 7:07 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 7:07 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to Full Board.** The architecture is appropriate and size, bulk, and scale are appropriate to the neighborhood. Return with a landscape plan.

Action: Zink/Deisler, 5/0/0. (Bernstein and Carroll absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **7. 1103 LAS OLAS AVE**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-009  
 Application Number: MST2008-00352  
 Owner: Raymond John Felton  
 Architect: Christine Pierron

(Proposal for a 225 square foot second-story addition for an existing 2,460 square foot two-story single-family residence including 413 square foot attached two-car garage. The proposed total square footage of 2,698 on the 6,393 square foot lot is 96% of the maximum FAR.)

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

Time: 7:13



Present: Christine Pierron, Architect; Carol Gross, Landscape Architect; Lucile and Raymond Felton, Owners.

Public comment opened at 7:26 p.m.

Five letters in support of the project were acknowledged.

Philip Wyatt, opposed: requested soils report; setback are too small; ask that Board consider effect of additions on the neighborhood using old setbacks; overbuilding of properties; diminishing view of the ocean.

Public comment closed at 7:37 p.m.

**Motion: Preliminary Approval as a basis for working drawings of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued to the Full Board for in-progress review with the following conditions:**

- 1) Restudy the trees.
- 2) Restudy the volume of living room and perhaps lower roof ridge.
- 3) Provide a materials board, including roofing materials.
- 4) The second-story nestles into the roof and is within the existing footprint; the landscaping at the front is an enhancement; provides quality materials; the historical charm will be an improvement to the neighborhood.

Action: Zink/Woolery, 5/0/0. (Bernstein and Carroll absent.)

The ten-day appeal period was announced.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **8. 1151 ALAMEDA PADRE SERRA**

**E-1 Zone**

Assessor's Parcel Number: 029-282-003

Application Number: MST2008-00417

Owner: Johannes and Ursula Bauer

Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum FAR.)

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

Time: 7:55

Present: Gary Mosel, Designer; Michael Koffman, Attorney for Owners.

Public comment opened at 8:09 p.m.

Judy Sturgeon, opposed: legal not line should not exceed city guidelines, alterations appear to intrusive for the area and encroaching into the setback; noise level should be within the 60 decibel limit.

Public comment closed at 8:11 p.m.

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

- 1) Relocate the elevator vents to face away from the neighbors to reduce noise.
- 2) Study the relationship between the existing house and the new porch columns for compatibility.
- 3) Provide an accurate property survey.
- 4) It is understood that the new garage will be taller than the existing garage but height is mitigated by the softer form of the hipped roof. The new garage will be out of the right of way and two-car parking is provided where street parking is limited.

**Action:** Woolery/Zink, 4/0/0. (Mosel stepped down. Bernstein and Carroll absent.)

## **ADJOURNMENT**

The Full Board meeting was adjourned at 8:25 p.m.

## **CONSENT CALENDAR (11:00 A.M.)**

### **FINAL REVIEW**

#### **A. 1533 W VALERIO ST**

**A-2/R-1 Zone**

Assessor's Parcel Number: 041-071-031  
Application Number: MST2003-00338  
Owner: James and Pamela Haldeman  
Architect: Tom Ochsner  
Agent: Justin Van Mullem

(Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% 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.)

Final Approval as submitted.

**REFERRED BY FULL BOARD****B. 1930 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-011  
Application Number: MST2008-00057  
Owner: Scott H. Wiscomb  
Architect: David Vanhoy

(Proposal for a new 3,882 square foot two-story single-family residence including a 718 square foot three-car garage. The proposal includes an attached 422 square foot secondary dwelling unit on the 14,212 square foot lot located in the appealable jurisdiction of the coastal zone. The existing 1,559 square foot single-family residence and garage are to be relocated or demolished. The proposed total of 3,883 square feet is 91% of the maximum FAR. Planning Commission approval of a modification for garage to exceed 500 square feet and approval of a coastal development permit are requested.)

**(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 030-08.)**

Preliminary 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 provides neighborhood compatibility, quality materials, appropriate drought-tolerant landscaping.

**CONTINUED ITEM****C. 2465 CALLE ALMONTE****E-1 Zone**

Assessor's Parcel Number: 041-411-019  
Application Number: MST2008-00428  
Owner: Thomas and Tine Sloan  
Applicant: Paul Wolthausen

(Proposal for a new 5 foot tall, approximately 85 foot long retaining wall and 720 square foot deck in the rear yard of an existing 3,303 square foot single-family residence and garage in the Hillside Design District. The project includes 50 cubic yards of grading and permitting as-built barbeque equipment.)

**(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. The project is approved with the following conditions: 1) existing vegetation will be maintained or native vegetation will be replaced 2) grading shall be designed to minimize erosion and control drainage 3) grading shall incorporate any applicable measures recommended in soils and geology reports. Detailed plans and geologic report shall be submitted for any permanent erosion control structures.

**NEW ITEM****D. 1567 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-006

Application Number: MST2008-00440

Owner: Wong-Tai 2000 Trust 9/14/00

Architect: Gretchen Zee

(Proposal to construct a 240 square foot trellis on the east elevation; a 165 square foot square foot deck expansion, a 19 square foot storage closet under the deck, replacement of the stair at the south of the building, and a 119 square foot trellis at the west elevation of the residence. The project is located on a 34,550 square foot lot in the Hillside Design District. Pool, spa, and landscape alterations were reviewed under a separate application (MST2007-00305).

**(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. Proposed additions will enhance the architecture and are compatible with existing.

Items on Consent Calendar were reviewed by Glen Deisler and Denise Woolery. Planning Staff: Tony Boughman, Planning Technician II.