



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 13, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & 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 & 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 & 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.
- 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. **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 October 08, 2008 at 4:00 p.m., the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. 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.

GENERAL BUSINESS:**CALL TO ORDER**

The Full Board meeting was called to order at 3:07 p.m. by Chair Mahan.

ROLL CALL

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink (arrived at 3:29)
Members absent: None.

Staff present: Boughman, Limon (left at 4:05), Shafer

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of September 29, 2008, as amended.
Action: Diesler/Bernstein 6/0/0. Motion carried. (Zink absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of September 29, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items C, D, E, F and G, reviewed by Erin Carroll.
Action: Mosel/Carroll, 6/0/0. Motion carried. (Zink absent.)

Item F, 1631 Shoreline Drive, was called up to the Full Board by Member Bernstein.

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

1. Mr. Boughman announced that the annual recruitment for City Advisory members is in progress. Deadline is Monday, November 3, at 5:30 p.m.; forms are available online. Resignations must be received by Thursday, October 16.
2. Mr. Mahan reported that there is a vacancy for a Landscape Architect on the ABR.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM

- (3:15)** New State High Fire Hazard Construction Requirements, California Building Code, Chapter 7A.
Staff: Christopher Hansen, Building Inspector/Plan Check Supervisor.

Actual time 3:15

Christopher Hansen, Building Inspector/Plan Check Supervisor gave the Staff presentation and responded to questions from Board members. The new building code applies to applications in the High Fire areas for a building permit after January 1, 2009. Additions, no matter how minor, must meet new code requirements rather than matching existing non-conforming materials. Exterior materials must be non-combustible, ignition-resistant, heavy timber, or log wall. New materials are being developed to match traditional wood siding. Windows must have safety glazing and vinyl windows are not allowed. Traditional eave vents are not allowed but new technology may be developed. Decks must be heavy timber or factory-treated wood. Class A non-combustible roof materials are required. Sprinklers may be allowed in lieu of conforming materials on a case-by-case basis. The City Building and Fire departments may consider code modification requests. Appeals for relief from the code would have to be made to the State Fire Marshall. High fire requirements pertaining to historic structures will be discussed at the Historic Landmarks Commission.

The Board thanked Mr. Hansen for his presentation. No action was required.

SFDB-CONCEPT REVIEW (CONT.)**1. 1235 MISSION RIDGE RD****E-1 Zone**

- (3:45)** Assessor's Parcel Number: 019-231-003
Application Number: MST2007-00627
Owner: William Freudenburg
Architect: Dennis Thompson

(Proposal to construct one covered and one uncovered raised deck at the second-floor level totaling 780 square feet, reconfigure existing three-car garage to eliminate one parking space, remodel exterior site walls and gates, alter railing design on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence including attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline FAR.)

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

Actual time: 3:47

Present: Dennis Thompson, Architect; William Freudenburg, Owner.

Public comment opened at 3:59 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed.

Chair Mahan requested staff to determine whether the front yard wall is permitted.

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 on Consent Calendar with the following comments:

- 1) Project to follow all recommendations contained in Arborist Report dated October 8, 2008.
- 2) Colors and materials to match existing.
- 3) Project size, bulk scale are appropriate for the neighborhood, the project is designed with quality details and materials.
- 4) Staff to determine whether the front wall is permitted.

Action: Zink/Mosel, 6/1/0. (Bernstein opposed.)

The ten-day appeal process was announced.

***** THE BOARD RECESSED FROM 4:04 UNTIL 4:12 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)

2. 49 SANTA TERESITA WY

A-1 Zone

(4:15)

Assessor's Parcel Number: 055-030-065
 Application Number: MST2008-00158
 Owner: Lauri Deanne Hamer
 Architect: John Beauchamp
 Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

(Second Concept Review. Project requires Short-Term Construction-Related Conditions and compliance with Planning Commission Resolution No. 079-99.)

Actual time: 4:12

Present: Lane Goodkind, Landscape Architect.

Tony Boughman, Planning Technician II, reported that Staff has prepared Draft Conditions of Approval, and short term Construction Conditions and requested that they be made a part of the approval.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study new high fire standards and incorporate noncombustible materials.
- 2) Provide exterior elevations from the south and west showing grade and retaining walls.
- 3) Verify whether a secondary rock wall is feasible; if not, show CMU wall.

- 4) Many Board members are not comfortable with the retaining wall to create a lawn area at the northwest corner. Redesign and provide additional information.
- 5) Provide building footprints and existing contour lines of neighbor to the south and west. Provide photos toward and from south neighbor.
- 6) Continue to study reducing the grading.
- 7) Due to the amount of project changes the Board considers this to be a first conceptual review.

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

SFDB-CONCEPT REVIEW (CONT.)

3. 1465 CRESTLINE DR

E-1 Zone

(4:45) Assessor's Parcel Number: 049-241-009
 Application Number: MST2008-00009
 Owner: Daksha 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.)

Actual time: 5:00

Present: Xavier Cobiani, Designer.

Public comment opened at 5:12 p.m.

Charles King, opposed: project increases FAR, slope unstable and should be planted slope with vegetation, negatively impacts safety of property, decreases property value; lack of space between retaining wall will cause difficulty in maintaining fence; proposed stairway will cause erosion during rain; existing wood debris at slope; conditions of approval required (submitted written comments).

Public comment closed at 5:20 p.m.

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

- 1) Revised plans must comply with the soils report recommendations. Submit plans to soils engineer for review and letter indicating that revised plans are in compliance. Provide a letter from the engineer.
- 2) Provide a complete landscape plan and drainage plan for the slope. Preparation by a licensed landscape architect is suggested.
- 3) Provide clumping bamboo (alphonse karr) for screening instead of running bamboo. Provide erosion control planting.
- 4) Remove debris from slope prior before the next meeting, Staff to verify.
- 5) An engineer must review the structural soundness of all existing railroad tie walls, including the lower railroad tie wall if they are to remain.
- 6) Revise the steps to run parallel to the contour lines.

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

Public comment reopened at 5:40 p.m.

Charles King, a site visit prior to the meeting would have been helpful. He objects to the steps in the five foot wall going down slope.

Public comment closed at 5:41 p.m.

PRELIMINARY REVIEW**4. 281 SCHULTE LN****A-1 Zone**

(5:15) 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.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution.)

Actual time: 5:41

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

Public comment opened at 5:52 p.m. As no one wished to speak, public comment was closed.

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) Show a hip roof over the master balcony.
- 2) Extend the shed roof along the front of the garage.
- 3) Note on plans a two-piece clay tile roof with a double starter course and 15-20% kickers.
- 4) Provide a window sill section at the curved wall window.
- 5) No exposed sheet metal at the parapet.
- 6) Determine whether project is located in a high-fire area. Obtain Fire Department high fire stamp prior to requesting landscape final.
- 7) Review water conservation guidelines for landscaping and irrigation and incorporate into the irrigation plan.
- 8) Project size, bulk, scale are appropriate for the neighborhood; the project will be compatible to the neighborhood, quality materials are used.

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

The ten-day appeal period was announced.

*****SCHEDULED RECESS FROM 6:05 UNTIL 6:36 P.M.*****

SFDB-CONCEPT REVIEW (CONT.)**5. 33 RUBIO RD****E-1 Zone**

(6:05) Assessor's Parcel Number: 029-341-011
 Application Number: MST2008-00268
 Owner: Brian Tharp

(Revised proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single-family residence including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum FAR. Staff Hearing Officer approvals of Modifications are requested to allow alterations to the existing garage in the front and interior setbacks.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 071-08.)

Actual time: 6:36

Present: Brian Tharp, Owner.

Public comment opened at 6:48 p.m. As no one wished to speak, public comment was closed.

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 continued to Consent Calendar with the following conditions:**

- 1) Provide details of the parapet with no exposed metal flashing.
- 2) Provide a color board with the green body color to be lighter or more of a grayer tone. Provide details for the stone veneer, and door and window stain color.
- 3) Correct floor and site elevations to match.
- 4) The project size, bulk, scale are appropriate for the neighborhood and provides a significant setback from the road; the project is designed with quality materials

Action: Zink/Carroll, 5/2/0. Motion carried. (Bernstein and Woolery opposed.)

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3202 BRAEMAR DR****A-1/SD-3 Zone**

(6:35) Assessor's Parcel Number: 047-030-033
Application Number: MST2008-00438
Architect: Burke Design
Owner: Kara Warkentin

(Proposal for a 1,703 square foot two-story addition and remodeling for an existing 2,405 square foot two-story single-family residence. The existing attached garage would be demolished and a new 642 square foot attached three-car garage would be built. The proposal includes approximately 300 cubic yards of cut grading to improve drainage on the site. The total of 5,018 square feet proposed on the one acre lot in the coastal zone is 100% of the maximum guideline FAR.)

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

Actual time: 7:01

Present: Dave Burke, Architect; John Warkentin, owner's father.

Public comment opened at 7:21 p.m.

1. Letters in opposition from Carl and Marily Kocher, Mark Fell, were summarized.
2. Steve Ward: concerned about drainage and building size. Suggested story-poles.
3. Ronald Green: concerned about neighborhood compatibility; project should adhere to FAR guideline of 85%.
4. Gill Berry, Braemar Neighborhood Association: mass, bulk, and scale are not compatible with the neighborhood. The two-story interior space makes the project appear as a duplex and is not counted in the FAR, suggested turning into an "L" shape. Consider stormwater management.
5. John Vanderheiden: Previous owner graded site and removed all vegetation at rear; concerned about roof connection and drainage.

Public comment closed at 7:30 p.m.

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

- 1) Look for opportunities to reduce the size, bulk, and scale, and simplify the design. Consider an "L" shaped plan.
- 2) Provide a conceptual landscape plan.
- 3) Provide engineered drainage and retention basin plans.
- 4) Study redesign for a single curb cut.
- 5) Provide an accurate grading plan.
- 6) The garage entry at the side is supportable.

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

CONCEPT REVIEW - NEW ITEM**7. 2222 SANTA BARBARA ST****E-1 Zone****(7:10)**

Assessor's Parcel Number: 025-202-011
 Application Number: MST2008-00463
 Owner: Lorenzo and Angelina Martel Trustees
 Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

(Comments only; project requires environmental assessment.)

Actual time: 7:57

Present: Gil Garcia, Architect; Ubaldo Diaz, Project Manager.

Public comment opened at 8:07 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a more permeable patio.
- 2) Study a more pedestrian friendly entry that is compatible with the Mission District.
- 3) Consider adding landscaping below the front wall at the driveway.
- 4) Provide a heartier planting at the parkway.
- 5) Study eliminating the sloped lawn.
- 6) Study having a ribbon driveway.

Action: Zink/Mosel, 7/0/0. Motion carried.

ADJOURNMENT

The Full Board meeting adjourned at 8:27 p.m.

CONSENT CALENDAR – (11:00)**REVIEW AFTER FINAL****A. 911 ALSTON RD****A-2 Zone**

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

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

(Review After Final for minor architectural changes including windows, columns, and roof.)

Approval of the Review After Final with the condition that garage roof and plaster color coat to match main house.

REVIEW AFTER FINAL

B. 1733 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-071-002
Application Number: MST2008-00029
Owner: Jean B. Bacon, 1988 Trust
Designer: Steve Wilson

(Proposal for a 323 square foot one-story addition to an existing 3031 square foot one-story single-family residence and a new entry gate at driveway. The project is located on a 1.37 acre lot in the Hillside Design District. The proposed total of 3,271 square feet is 62% of the maximum guideline FAR.)

(Review After Final for change of siding material to stucco.)

Approval of the Review After Final with the condition that color to match existing siding color.

FINAL REVIEW

C. 943 JIMENO RD

E-1 Zone

Assessor's Parcel Number: 029-051-027
Application Number: MST2007-00398
Owner: Irwin and Marilyn Carasso Trust
Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(Review of landscaping.)

Final Approval of the landscaping with conditions. 1) Cordyline and metrosideros to be lower-growing varieties; 2) Maximum 6 feet plaster retaining wall to match house or stone veneer with top course.

FINAL REVIEW**D. 1633 OVERLOOK LN****E-1 Zone**

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-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 an 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.)

(Final Review of architecture and preliminary review of landscaping.)

Final Approval of the project with the condition that applicant review latest landscape guidelines for water conservation and provide water wise plantings.

FINAL REVIEW**E. 2447 CALLE LINARES****E-1 Zone**

Assessor's Parcel Number: 041-411-013
Application Number: MST2008-00291
Owner: Donna Silva
Architect: Bryan Pollard

(Proposal for a 725 square foot addition of a new lower level and stair for an existing two-story 1,978 square foot single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.)

Final Approval with the condition that irrigation controller to be weather based or rain sensor to be attached.

NEW ITEM**F. 1631 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-022
Application Number: MST2008-00017
Owner: David Prenatt
Architect: Kavoian and Associates

(Proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The existing 2,233 square foot one-story single-family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District. 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.)

Continued indefinitely to Consent Calendar with the following comments: 1) provide two section drawings showing existing and proposed elevations; 2) provide grading calculations; 3) confirm that irrigation is approved by Geologist; 4) plant material is appropriate, 5) a deck area may be approvable if not too big and if well-integrated into the topography, design steps so no handrail is needed.

FINAL REVIEW

G. 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.)

(Review of landscaping.)

Final Approval of the landscaping with the condition that all plants in parkway are to be 8 inches or lower, use Carex Pansa or other water wise plantings.

Items on Consent Calendar were reviewed by Glen Deisler. Landscaping for Item C, D, E, F, and G reviewed by Erin Carroll. Consent Calendar ended at 12:55 p.m.