



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 10, 2008 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

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

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB 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 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 Wednesday, November 05, 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. 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 3:02 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink
Members absent: None.

Staff present: Boughman, Shafer

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of November 3, 2008, as amended.
Action: Zink/Carroll, 7/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of November 3, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Erin Carroll
Action: Bernstein/Woolery, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of November 10, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Erin Carroll.
Action: Carroll/Zink, 7/0/0. Motion carried.

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

Mr. Boughman reported the following project updates:

- a) 2026 Gillespie Street will not return to Consent Calendar because the applicant has eliminated the proposed deck above the garage.
- b) 3649 Campanile Drive, the application for construction a new home on a vacant lot has been withdrawn.
- c) 1464 La Cima Road was to be heard today, because the applicant did not have time for Engineering report therefore the project is continued.

E. Subcommittee Reports.

No reports

F. Possible Ordinance Violations.

No violations reported.

PRELIMINARY REVIEW**1. 826 JIMENO RD****E-1 Zone****(3:15)**

Assessor's Parcel Number: 029-042-003

Application Number: MST2008-00382

Owner: James Blascovich and Brenda Major

Applicant: Wade Davis Design

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

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 081-08.)

Actual time: 3:10

Present: Akiko Wade-Davis and Jim Davis, Applicants.

Public comment opened at 3:19 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments:

- 1) Entry light to have separate switch.
- 2) Provides consistency in appearance, quality architecture and materials, and project is compatible with the neighborhood.

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

PRELIMINARY REVIEW**2. 1708 CHINO ST****R-2 Zone****(3:45)**

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-08.)

Actual time: 3:27

Present: Gil Garcia, Architect.

Public comment opened at 3:31 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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, and return on Consent Calendar:

- 1) Add metal clad casement windows at the northwest second-story bedroom and southwest family room windows to meet California Building Code escape requirements.
- 2) Simplify the roof at second-story closet.
- 3) Provide color board and structural drawings.
- 4) The size, bulk, and scale are appropriate to the neighborhood; provides quality construction; materials appropriate to the neighborhood.

Action: Zink/Deisler, 5/0/2. Motion carried. (Bernstein and Mosel abstained.)

The ten-day appeal period was announced.

***** THE BOARD RECESSED FROM 3:51 UNTIL 4:14 P.M. *****

FINAL REVIEW**3. 1704 PATERNA RD****E-1 Zone**

(4:15) 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.)

Actual time: 4:14

Present: Doug Reeves, Architect; John Baran, Landscape Designer; Eileen Haber, Owner;

Public comment opened at 4:25 p.m. As no one wished to speak, public comment was closed.

Motion: **Continued one week to Consent Calendar with the following comments:**

- 1) Provide exterior lighting cut sheets.
- 2) Show detail of hardy siding and include corner detail to be traditional to the style of architecture.
- 3) Provide details of garage handrail.
- 4) Study brick/tile over the roof membrane of garage.
- 5) Provide spark arrestor details.
- 6) Provide cut sheet of the irrigation controller.
- 7) Provide a final color board.

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

PRELIMINARY REVIEW**4. 2211 WHITE AVE****E-3 Zone**

(4:45) Assessor's Parcel Number: 041-252-037
 Application Number: MST2008-00308
 Owner: Oliviander LLC
 Architect: Kent Mixon

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

(Project requires compliance with Staff Hearing Officer Resolution No. 072-08.)

Actual time: 4:48

Present: Kent Mixon, Architect.

Public comment opened at 4:55 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Straw vote: how many can support an opaque wall at deck 10' from property line on one side only. 2/5/0.

Straw vote: how many can support an "L" shaped opaque wall at deck 10' from property line? 4/3/0.

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 with the following comments:

- 1) Provide a 5-6 foot tall "L" shaped solid screen wall.
- 2) Provide color renderings, including fascia details.
- 3) Provide entire front yard landscape plan.
- 4) Provide a permeable ribbon driveway to garage and carport
- 5) Provide building planters.
- 6) Provide a 6x6 post at carport.
- 7) Garage door to match existing siding. Windows to be clear anodized as noted.
- 8) Project provides consistency of appearance, compatibility with the neighborhood; quality arch and materials; provides front yard landscaping and a significant setback from front of property.
- 9) Provide landscape and irrigation plans.

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

The ten-day appeal period was announced.

PRELIMINARY REVIEW

5. 2109 MOUNT CALVARY RD

A-1 Zone

(5:15) Assessor's Parcel Number: 021-073-017
 Application Number: MST2007-00454
 Owner: Kurt and Carole Kinzel
 Architect: James LeCron

(Revised proposal to demolish an existing 2,556 square foot house and 400 square foot attached garage and construct a new two-story 5,471 square foot single-family residence, including an attached 750 square foot three-car garage on the 1.1 acre lot in the Hillside Design District. The project includes 481 square feet of second-story balconies and 752 square feet of first-floor decks. The proposal is 109% of the maximum guideline FAR.)

(Revised preliminary approval is requested. The project has been revised to eliminate the basement, eliminate the tower, and reduce overall size by 738 net square feet. The new proposal is 109% of the maximum guideline FAR.)

Actual time: 5:17

Present: James LeCron, Architect.

Public comment opened at 5:25 p.m.
 A letter in opposition from Paula Westbury was acknowledged.
 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 with the following comments:**
- 1) Provide color board and details.
 - 2) Provide lighting cut sheet.
 - 3) Provide an irrigation plan.
 - 4) Provide complete working drawings.
 - 5) Revisions to make the project smaller and simpler are appreciated. Project is consistent with the scenic character of the City and will enhance the appearance of the neighborhood; provides quality architecture and materials.
- Action:** Woolery/Bernstein, 7/0/0. Motion carried.

The ten-day appeal period was announced.

*****THE BOARD RECESSED FROM 5:31 TO 5:59 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 248 OLIVER RD

E-3/SD-3 Zone

(6:05) Assessor's Parcel Number: 045-082-001
 Application Number: MST2008-00495
 Owner: Dennis and Kathryn Nelson, Living Trust
 Architect: Y. S. Kim

(Proposal for a new 524 square foot second-story, a 21 square foot addition to the first-floor, a 91 square foot addition to the attached garage, and a 240 square foot upper-level deck. The existing one-story 1,291 square foot single-family residence, including the 341 square foot two-car garage, is located on a 7,400 square foot lot in the coastal zone. A patio cover and portion of driveway will be removed to abate the violation in ZIR96-00926. The proposed total of 1,927 square feet is 63% of the maximum FAR.)

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

Actual time: 5:59

Present: Y. S. Kim, Architect.

Public comment opened at 6:09 p.m.
 A letter in opposition from Paula Westbury was acknowledged.
 Public comment was closed.

Straw vote: Is there support for an addition in a style which is different from the existing building?
 0/6/0. No support.

- Motion: Continued indefinitely to the Full Board with the following comments:**
- 1) Applicant to restudy and consolidate the architecture into a coherent style.

- 2) Provide a landscape plan for the front yard.
- 3) Provide specific photos of a contemporary neighborhood showing how the proposed style will be compatible.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1109 LUNETTA PZ

E-3/SD-3 Zone

(6:40)

Assessor's Parcel Number: 045-222-035
 Application Number: MST2008-00452
 Owner: Peter Le Vay
 Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first- and second-floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the coastal zone and Planning Commission approval of a coastal development permit is requested.)

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

Actual time: 6:24

Present: Tom Meaney, Architect; Mary and Peter Le Vay, Owners.

Staff comment: Mr. Boughman reported on plan check comments.

Public comment opened at 6:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission and return to Full board with the following comments:

- 1) The architecture is appreciated; the size, bulk and scale are appropriate to the neighborhood, project is ready for preliminary approval.
- 2) Style and materials will be high quality.
- 3) Contact Transportation Planning regarding the garage dimensions.
- 4) Provide color board.
- 5) Applicant to post the public notice sign on the property for next hearing.

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

*****THE BOARD RECESSED FROM 6:43 UNTIL 7:02 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3627 CAMPANIL DR****A-1 Zone**

(7:15) Assessor's Parcel Number: 047-101-003
 Application Number: MST2008-00494
 Owner: Mark Burke
 Architect: Chris Spaulding
 Applicant: Tracy Burnell

(Proposal for a new two-story 4,233 square foot single-family residence including an attached 481 square foot two-car garage. The existing 2,796 square foot house with attached garage would be demolished. A new landscape plan is proposed including removal of some trees, a 2,900 square foot patio, and 322 cubic yards of fill grading. The resulting project located on the 1.3 acre lot in the Hillside Design District is 82% of the maximum guideline FAR.)

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

Actual time: 7:02

Present: Chris Spaulding, Architect; Tracy Burnell, Applicant; **Mark Burke, Owner.**

Public comment opened at 7:17 p.m.

1. Tina Hammond, President, Campanil Hills HOA, opposed: two-story proposal is inconsistent with the neighborhood; applicant made no accommodations to HOA concerns.
2. Brian Johnson, opposed to two-story addition; impact to views; encouraged story pole installation.
3. Alex Rasmussen, opposed to the proposed two-story addition; supports HOA; existing Cypress trees block views.
4. Bill Guilfoyle: concerned about second-story addition and un-maintained trees negatively impacting views.
5. Bonna Hamilton, opposed: agreed with previous comments; opposes second-story.
6. Arlette Swanson, opposed to the two-story proposal, and lack of maintenance of existing trees.
7. Elizabeth Mosely, opposed to the two-story proposal and lack of tree maintenance.
8. Dr. Dean Vogel, opposed to existing trees; proposed addition is not compatible with the neighborhood.
9. Lorena Hedges, opposed: resident's views will be impacted; the addition is not in character with the neighborhood.
10. Bob Swanson, opposed: project is not compatible with the neighborhood, existing two-story homes in the neighborhood are situated to avoid blocking views.

Public comment closed at 7:30 p.m.

The Board discussed story pole installation. The Board is to be notified if story poles are installed.

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

- 1) Study reducing the overall size, bulk, and scale.
- 2) Study relocating the house slightly downhill away from the road.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1409 LA CIMA RD****R-1 Zone**

(7:50) Assessor's Parcel Number: 041-010-025
 Application Number: MST2007-00270
 Owner: Chris Brown
 Architect: CSA Architects

(Revised proposal to construct a three-story 4,644 square foot single-family residence including a basement and an attached 734 square foot two-car garage. The proposal includes a 215 square foot second-story deck, a 233 square foot third-story deck. Proposed grading is 700 cubic yards of cut, 250 cubic yards of fill, and 450 cubic yards to be exported. The existing one-story 1,220 square foot single-family residence and detached 340 square foot garage will be demolished. The proposed total of 4,644 square feet on the 19,745 square foot lot in the Hillside Design District is 106% of the maximum guideline FAR.)

(First review of revised project. The new proposal is reduced by 822 total net square feet and the tower element is eliminated.)

Actual time: 7:49

Present: Carl Snyder, CSA Architects.

Mr. Boughman provided results of the Arborist Report, and clarified that the proposed garage exceeds the limit.

Public comment opened at 8:06 p.m.

1. Margi Mainquist, opposed: proposed house will dwarf her home; third-floor placement will cause a loss of views; encouraged story pole installation; excessive grading; lack of parking; applicant has not met with neighbors (submitted handout).
2. Bonna Hamilton, opposed: not compatible with neighborhood; concerned about construction trucks; the road is narrow with blind spot.
3. Christopher Tracy, opposed: proposal is not compatible with neighborhood; lack of on street parking for construction trucks.
4. Deborah Kovada, opposed: agreed with previous comments; too large for the neighborhood, not enough space on steep lot.

Public comment closed at 8:17 p.m.

Public comment reopened at 8:22 p.m.

1. Public comment letters expressing concerns from the following individuals were acknowledged: Dyna and Jay Kuehne, Gerald and Margaret McKeon, George and Pamela Decker, Margie Mainquist, Laura Newman, and Paula Westbury.
2. Reinhold Heil: requested clarification about story-pole installation process.

Public comment was closed.

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

- 1) Study reducing the size, bulk, and scale.
- 2) The Board feels that the design proposed is *not* acceptable.
- 3) Restudy the floor area and location of house, the guest parking, and having a two-car garage rather than a three-car garage.

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

E. ADJOURNMENT

The Full Board meeting was adjourned at 8:30 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 1021 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-053
Application Number: MST2008-00478
Owner: Michael Orlich and Tim Sulger
Designer: Ray Ames

(Proposal for two upper-level decks totaling 380 square feet at the rear of the existing 3,655 square foot two-story single-family residence. The project includes two new windows and a new door and demolition of the existing rear upper-level deck. The project is located on a 24,667 square foot lot in the Hillside Design District.)

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

Final Approval as noted of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the conditions that doors, windows, and finishes to match existing, and as noted for window changes at west elevation, and new light fixture at new deck to match existing.

FINAL REVIEW**B. 2233 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-017
Application Number: MST2006-00260
Owner: Morton and Caroline Sacks
Agent: Permit Planners
Designer: Design Group

(Proposal to remove existing entry walls from two locations along Stanwood Drive and replace with new landscaping at one location and construct new 8' tall entry and gate at other location. Also proposed is to replace existing landscaping with a new 7' tall entry and gate along Orizaba Lane and to construct a new 8' tall sound wall in the front yard along Stanwood Drive.)

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the condition that the gate is to meet Zoning requirement of 20 foot distance from right-of-way.

NEW ITEM**C. 841 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-037
Application Number: MST2008-00492
Owner: Edward Basiago and Virginia Robyn
Architect: Lenvik and Minor

(Proposal to enclose an inset second-floor porch by installing windows at existing openings on the south and west elevations and infilling a gap in the roof above. Also proposed is replacement of several existing wood windows with aluminum windows on the south elevation; the size and configuration of the new windows will remain the same. Enclosing the porch will create 185 square feet of enclosed floor area, resulting in a 3,852 square foot residence on the one acre lot in the Hillside Design District which is 77% of the maximum guideline FAR.)

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

Final Approval as submitted of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the comment that the mass is not changing and project improves the house.

Items on Consent Calendar were reviewed by Glen Diesler, with the exception of landscaping for item B reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.