



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 22, 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><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 <u>at the time of submittal & each time plans are revised.</u></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 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.
- **APPEALS:** 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 December 17, 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.
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.

SITE VISIT: (1:30)

The Full Board conducted an organized site visit to 1600 W. Mountain Drive.

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

CALL TO ORDER:

The Full Board meeting was called to order at 3:03 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll (arrived at 3:05, left at 7:42), Deisler, Mahan, Mosel, Woolery, Zink (left at 6:30).

Members absent: None.

Staff present: Boughman, Limon (left at 3:30), Shafer.

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

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of November 24, 2008, as amended.

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

Motion: Approval of the minutes of the Single Family Design Board meeting of December 8, 2008, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of December 1, 2008. The Consent Calendar was reviewed by Glen Deisler.

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

Motion: Ratify the Consent Calendar of December 8, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Erin Carroll.

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

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

1. Item 8, Santa Teresita Way is postponed indefinitely at the applicant's request.
2. Paul Zink will leave at approximately 6:30 p.m.
3. Tea Fire Site Visits: staff will organize two site visits to see the fire affected area. Each 2-3 hour trip will be a combination of walking and driving. The public may attend, however public comment will not be taken during site visits. Site visits could take place either Fridays at 2:00 p.m. or Saturday 9:00 a.m. A majority of the Board preferred Friday afternoons.
4. Erin Carroll will step down from Item 6, 3202 Braemar Drive.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM (CONT.)**(3:15) TEA FIRE REVIEW PROCESS**

Staff: Jaime Limón, Senior Planner.

Mr. Limon, Senior Planner, provided the Tea Fire review process update and responded to questions from the Board. The Tea Fire area will be divided into three smaller areas. Consultation Review teams will be created for each of the three areas. Each team will include an SFDB architect, an experienced LEED certified architect and a licensed landscape architect. Consultation meetings will take place Mondays at 9:30 a.m. Mr. Limon discussed how more than one team might conduct reviews at the same time in the Gebhard Room, or using additional rooms. The Board member who participates in a consultation will also be the Consent reviewer when an application is made. Summary minutes will be taken, and staff comments pertaining to Modifications will be available to reviewers. Additional landscape architects may be recruited for Consultation Reviews.

Volunteers from the local American Planning Association have volunteered to conduct records research for the properties. Some fees are being reduced for Consent Calendar reviews; however, fees are not being deferred. Applicants will be requested to post meeting notification on the site. Mailed noticing will take place when submittals are received and scheduled for Consent Calendar or Full Board meetings. Volunteers and Board members will be e-mailed notification of meetings. Mr. Mahan requested that a meeting scheduled will be prepared & distributed to the Board.

Public comment from Jeff Shelton, Frank D. Robinson Review Board and Mountain Drive Community Association: The Association is concerned that the character of the neighborhood will be changed and wants to be involved in the rebuild process; 78 homes in the Association's area were damaged. The Association has prepared maps and design guidelines to help with the effort. Mr. Mahan suggested that the various neighborhood associations contact affected property owners as well as those Board members who will review specific fire damaged areas to offer guidelines and suggestions.

SFDB-CONCEPT REVIEW (CONT.)**1. 1600 W MOUNTAIN DR****A-1 Zone**

(3:30) Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Gardner Family Trust
 Applicant: Laura Bridley
 Architect: Bruce Biesmon-Simons
 Owner: Ted Gardner

(Proposal to construct a new 6,025 square foot three-story single-family residence with an attached 1,450 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool house, and art studio remain. Staff Hearing Officer approval of a Modification is requested for covered parking to exceed 750 square feet. The proposal is 42% of the maximum guideline FAR.)

(Second Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Actual time: 3:37

Present: Fred Hammadi, Engineer, Penfield and Smith; Bruce Biesmon-Simons, Laura Bridley, Agent; Ted Gardner, Owner.

Public comment of the site was opened at 3:43 p.m.

1. Henry Childs: the proposed site may not be appropriate for a large structure.
2. Tom Lackner: does not object to design; is concerned about lighting, entry gate, and proximity to his property across the street; consider one entrance rather than two entrances to preserve the rural feel.
3. Claire Gottsdanker: concerned about the loss of the neighborhood's rural feel; size, bulk, and scale are not appropriate to the hillside area; concerned about the proximity to other homes that will be rebuilt, and setbacks.
4. Adam Gottsdanker : concerned about building a large house adjacent to two smaller homes.
5. Jeff Shelton: the site could be good if the house were designed well; would prefer moving the building further down the hill; concerned about size, bulk, and scale and proximity to neighbors.

Public comment closed at 3:51 p.m.

Straw Vote: How many Members feel the approximate site location is acceptable? 7/0/0.

Public comment of the architecture was opened at 4:22 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Henry Childs: the neighborhood is made up smaller single-family residences; likes the design but the scale is too bulky and excessively vertical.
3. Tom Lackner: likes the design but would prefer moving the house further down the site.
4. Claire Gottsdanker: jurisdictional issue- property is adjacent to County where houses are smaller; portions will be visible above the road; visible areas need softening.
5. Jeff Shelton: average size house in area is 2,000; breakup the bulk to appear smaller.

Public comment closed at 4:32 p.m.

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

- 1) Study reducing the size, bulk, and scale; consider digging in and/or sliding down the hill.
- 2) Restudy the amount of north-facing glass.
- 3) Provide site sections.
- 4) Restudy the four-car carport.
- 5) Provide photos from the property across the street.

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

SFDB-CONCEPT REVIEW (CONT.)

2. 2515 MEDCLIFF RD

E-3/SD-3 Zone

(4:05) Assessor's Parcel Number: 041-330-036
 Application Number: MST2006-00368
 Owner: Gary Caesar
 Architect: James LeCron

(Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the coastal zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline FAR.)

(Second Concept Review at SFDB. Comments only; project requires environmental assessment and Planning Commission approvals of a Coastal Development Permit and a Modification.)

Actual time: 4:51

Present: James LeCron, Architect.

Public comment opened at 4:56 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Mr. Mahan questioned whether Ms. Bernstein felt the need to step down. Ms. Bernstein stated that she could review the project with impartiality.

Motion: Continue indefinitely to the Planning Commission with the following comments:

- 1) Simplify the master bedroom chimney.
- 2) Study the front porch support posts.
- 3) Study front elevation, especially the window and treatment over garage door.
Consider add trellis over garage door.
- 4) Provide color and materials board, provide typical details. Provide garage door cut-sheet.
- 5) Study the corner solarium window on the south elevation for alternate solutions
- 6) The Board supports the first floor wall encroaching into the setback.

Action: Woolery/Mosel, 6/0/0. Motion carried. (Bernstein abstained.)

PRELIMINARY REVIEW

3. 1242 SHORELINE DR

E-3/SD-3 Zone

(4:35)

Assessor's Parcel Number: 045-202-009

Application Number: MST2008-00319

Owner: Jody Herrick

Architect: James Zimmerman

Landscape Architect: Charles McClure, Landscape Architect

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

(Project requires compliance with Planning Commission Resolution No. 040-08.)

Actual time: 5:07

Present: James Zimmerman, Architect; Charles McClure, Landscape Architect.

A letter from Paula Westbury expressing opposition was acknowledged.

Public comment opened at 5:18 p.m. The following interested party spoke in favor or opposition:

John Dunion, neither: requested that planting not obstruct views; requested clarification of wrap around window.

Public comment closed at 5:22 p.m.

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 as basis for working drawings and return on Consent Calendar with the following comments:

- 1) Restudy the Chinese Fringe tree as it relates to mature height and its ability to grow in a coastal environment. Study the location to be sensitive to neighbor's view corridor.
- 2) Restudy the board and batten siding; study the clerestory window.
- 3) The north restroom window to be obscured glass.
- 4) The project is compatible with size, bulk, and scale of the Shoreline Drive neighborhood; provides quality architecture and materials, and conducive landscaping; the applicant worked with neighbors.

Action: Zink/Woolery, 6/0/1. Motion carried. (Bernstein abstained.)

SFDB-CONCEPT REVIEW (CONT.)

4. 130 SAN CLEMENTE

E-3/SD-3 Zone

(5:05)

Assessor's Parcel Number: 045-212-021

Application Number: MST2008-00519

Owner: David Swarts

Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum FAR.)

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

Actual time: 5:32

Present: James Zimmerman, Architect.

Public comment opened at 5:39 p.m. The following interested parties spoke in favor or opposition:

1. Sue Schaefer, opposed to blockage of mountain views.
2. Mac Bakewell, opposed to incompatible size with neighborhood.
3. Gene Schaefer, opposed to blockage of mountain views.
4. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:46 p.m.

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

- 1) Reduce the two-story front entry to blend with the neighborhood.
- 2) Provide a landscape plan and irrigation plan.

Action: Bernstein. Motion failed for lack of second.

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 return for in-progress review with the following comments:

- 1) Study reduction of two-story mass.
- 2) Provide a landscape plan.
- 3) The project provides neighborhood compatibility, quality design and workmanship, and appropriate development scale.

Action: Deisler/Woolery 6/1/0. Motion carried. (Bernstein opposed.)

*** THE BOARD RECESSED FROM 6:13 UNTIL 6:33 P.M. ***

FINAL REVIEW

5. 435 BATH ST

C-P Zone

(5:55) 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 guideline FAR.)

Actual time: 6:33

Present: Brian Murphy, Architect.

Public comment opened at 6:42 p.m.
A letter in opposition from Paula Westbury was acknowledged.
Public comment was closed.

Motion: Final Approval with the condition that the garage is to be painted and roofed to match the house.

Action: Diesler/Carroll, 6/0/0. Motion carried. (Zink absent.)

SFDB-CONCEPT REVIEW (CONT.)

6. 3202 BRAEMAR DR

A-1/SD-3 Zone

(6:25) Assessor's Parcel Number: 047-030-033
Application Number: MST2008-00438
Architect: Burke Design
Owner: Kara Warkentin

(Revised proposal for a 1,971 square foot one-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.)

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

Actual time: 6:49

Present: Dave Burke, Architect; Bob Cunningham, Landscape Architect; Kara and John Warkentin, Owners.

Public comment opened at 6:56 p.m. The following interested parties spoke in favor or opposition: Three e-mails/letters expressing concern from Patricia Foley, Paula Westbury and Carl Kocher were acknowledged.

John Vanobehride, neither: concerned that tennis court and swimming pool are not compatible to the neighborhood, concerned about noise impact to his property, and amount of grading.
Public comment closed at 7:02 p.m.

- Motion:** **Continued indefinitely to the Full Board with the following comments:**
- 1) The tennis court was **not** considered as part of the application due to lack of sufficient information.
 - 2) Study the architecture for a simple, cohesive traditional Ranch style. Study integrating the architecture horizontally.
 - 3) The site and landscape plans are acceptable.
 - 4) Eliminate the stepped-out wall at the garage.
 - 5) Study the window styles for consistency.
- Action:** Deisler/Woolery, 5/0/0. Motion carried. (Carroll stepped down, Zink absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 620 FLORA VISTA DR

E-1 Zone

(6:55)

Assessor's Parcel Number: 041-383-003
Application Number: MST2008-00569
Owner: Lennart and Barbara Colombana Trust
Designer: Burke Design

(Proposal to permit as-built work consisting of a 119 square foot foyer addition, 480 square foot deck, 6 foot high front yard fence, 9 foot tall retaining walls, trellis, and to remove as-built sheds, hobby room, attic kitchen, side entry steps, entry door, tent structure, and roof mounted office at an existing single-residence. Staff Hearing Officer approvals of modifications are requested for overheight walls and for the trellis and the foyer to encroach into the front and interior setbacks. The project will abate violations in ENF2008-01107. The proposed total of 2,339 square feet is 64% of the maximum floor-to-lot-area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer approval of Modifications.)

Actual time: 7:42

Present: Dave Burke, Architect.

Public comment opened at 7:46 p.m. The following interested parties spoke in favor or opposition:
A letter in opposition from Paula Westbury was acknowledged.
Frank Caplan, neighbor, in support.
Public comment was closed.

- Motion:** **Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:**
- 1) Move the fence back to 30 feet from the property line with an appropriate gate at a maximum of 42 inches high.
 - 2) Recess the front door a minimum of 3 feet out of the front yard setback.
 - 3) Either stucco the retaining wall or plant creeping fig (ficus pumila) along the retaining wall face.
 - 4) Provide cut sheets for a high-quality, decorative garage door, possibly wood or with fenestration.
 - 5) Ready for Preliminary Approval when returning on Consent Calendar.
 - 6) The retaining wall modification is supportable.
- Action:** Mosel/Woolery, 5/0/0. Motion carried. (Carroll stepped down, Zink absent.)

IN-PROGRESS REVIEW**8. 49 SANTA TERESITA WY****A-1 Zone**

(7:25) 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.)

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

Postponed indefinitely at the applicant's request.

ADJOURNMENT:

The Full Board adjourned at 8:07 p.m.

CONSENT CALENDAR (1:00)**REVIEW AFTER FINAL****A. 1133 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-282-006
 Application Number: MST2007-00060
 Owner: Alphonso Sanchez
 Designer: Francisco Cobiani, Home Designs

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

(Second Review of Review After Final for a new 171 square foot second-story deck at the rear of the house.)

A letter from Paula Westbury expressing concern was acknowledged.

Review After Final approved as submitted.

NEW ITEM**B. 365 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-005
Application Number: MST2008-00567
Owner: Winand and Erika Jeschke
Designer: Joe Woodruff
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

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

A letter from Paula Westbury expressing concerns was acknowledged.

Continued to the January 12, 2009 Consent Calendar. Study adding trees in terrace planters; Complete wrapping bottom wall in sandstone veneer; study the monotonous pattern of Allen block walls to add variety per Design Guidelines.

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