



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, January 20, 2009

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 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 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 Thursday, January 15, 2009 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 3:06 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Mahan (out 3:29 to 4:20), Mosel (left at 4:55), Woolery (arrived at 3:11), Zink (out 4:53 to 4:57).

Members absent: Deisler

Staff present: Boughman, Limon (present 3:18 to 3:29), 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 January 5, 2009, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of January 12, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping, reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of January 20, 2009. The Consent Calendar was reviewed by William Mahan.

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Mr. Boughman made the following announcements:**

a) Member Deisler is absent.

b) Member Mosel will leave at approximately 5:00 p.m.

c) An Insurance Recovery Forum will be held at 7:00 p.m. on Thursday, January 29 at El Montecito Presbyterian Church, 1455 E. Valley Road. The Forum will provide information about insurance issues related to Tea Fire rebuilds.

2. Board members made the following announcements:

a) Mr. Mahan will step down from Item 1, 1565 Las Canoas Road.

- b) Mr. Zink will step down from Item 5, 1651 Sycamore Canyon.
- c) Ms. Bernstein announced that an exhibition entitled “A Legacy Set in Stone, Santa Barbara Architecture” will be on display from January 29 through July 26 at Casa De La Guerra. “. An opening reception will take place from 5–7 p.m., on Wednesday, January 28.

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

Actual Time: 3:18 p.m.

Mr. Limon clarified the Tea Fire consultation process versus the regular SFDB Consent Calendar. Some property owners prefer to apply directly to Consent Calendar rather than participating in an optional consultation.

Mr. Mahan suggested that if the Consent Calendar becomes too full perhaps the meeting could start earlier in the morning. Mr. Limon stated that another alternative would be to have two projects reviewed simultaneously by separate review teams.

Mr. Limon provided a debriefing of the 14 single-family homes at Westmont College that were reviewed on Consent Calendar. Mr. Mahan requested that future Tea Fire area site visits are clarified so that property owners understand that they are not intended as visits to individual properties, but rather to view the general fire damaged areas

IN-PROGRESS REVIEW**1. 1565 LAS CANOAS RD****A-1 Zone**

(3:30) Assessor's Parcel Number: 021-110-032
 Application Number: MST2008-00056
 Owner: Steven F. Coombs
 Designer: Robert Trimble
 Landscape Architect: Jack Kiesel

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

(Preliminary Approval was granted on 9/15/2008.)

Actual time: 3:29

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

Public comment opened at 3:45 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 3:45 p.m.

Motion: Final Approval of the project with the following conditions:

- 1) Provide details of the stone wall cap to match the existing 3 to 4 inch thick stone cap cantilevering approximately ½ inch off the edge.
- 2) Provide an additional tree in front (Western red bud) at the street side of the site wall.
- 3) Fireplace shrouds are to be similar in detailing.
- 4) The trellis above the garage to have heavy wood end brackets similar to trellis A on page A.27.

Action: Woolery/Bernstein, 5/0/0. Motion carried. (Mahan stepped down, Deisler absent.)

FINAL REVIEW**2. 1057 ARBOLADO RD****E-1 Zone****(4:00)**

Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Architect: Jeff Shelton

(Proposal for additions and remodeling for an existing one-story, 2,024 square foot single-family residence, including a 531 square foot attached two-car garage. Proposed additions consist of a new 636 square foot second-story, 620 square feet at the first floor, and demolition of 189 square feet on the first floor. The project includes 331 square feet of second-story decks, replacement of all roofing, complete exterior remodel, demolition of 1,070 square feet of patio, 681 square feet of new first-floor patio, repaving the driveway, and 50 cubic yards of fill grading. Zoning Modifications were approved for additions and alterations in the front setback, and for part of the required open yard to be provided in the front yard. The proposed total of 3,091 square feet is 74% of the maximum allowable floor-to-lot-area-ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 052-08.)

Actual time: 4:20

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

Public comment opened at 4:36 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Derek Westin, representing Jacquie Page and Cliff Hickman, opposed: new house was said to be no higher than the original house; however, there appears to be a discrepancy. The story-pole ribbon is stated to be 13'10" but calculations add up to over 15 feet. Clients would prefer to preserve their view over preserving privacy.
3. Cliff Hickman, opposed: calculated ridge height discrepancy, measured from floor to highest point, the result was 20 inches higher than the existing ridge.

Public comment closed at 4:45 p.m.

Motion: Continued to Consent Calendar for Final Approval.

Action: Zink/Mosel, 6/0/0. Motion carried. (Deisler absent.)

PRELIMINARY REVIEW**3. 1651 SYCAMORE CANYON RD****A-1 Zone**

(4:30) Assessor's Parcel Number: 019-290-001
Application Number: MST2007-00121
Owner: Assad Mora
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

Actual time: 4:53

Present: Peter Hunt, Architect.

Motion: Postponed two week at the applicant's request.

Action: Bernstein/Carroll, 5/0/0. Motion carried. (Zink stepped down. Deisler absent.)

SFDB-CONCEPT REVIEW (CONT.)**4. 411 E CARRILLO ST****C-2 Zone**

(5:00) Assessor's Parcel Number: 029-222-018
Application Number: MST2008-00533
Owner: James T. Brous and Mary Scherer
Architect: Bildsten Sherwin Design

(This is a revised proposal. Proposal for a new 1,073 square foot two-story single-family residence and a detached 440 square foot two-car garage. The existing 1,250 square foot one-story single-family residence and detached 240 square foot garage will be demolished. A Zoning Modification is requested to allow the garage to encroach in the interior setback.)

(Second Concept Review, Environmental Assessment is required and Staff Hearing Officer review for a Zoning Modification request.)

Actual time: 4:57

Present: Mary Scherer, Owner; Susan Sherwin, Landscape Designer.

Public comment was opened at 5:04 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board understands the necessity for a modification.
- 2) Provide a landscape plan addressing the Boards comments from the meeting of December 8, 2008.
- 3) Provide a color board, and window and architectural detailing.

Action: Zink/Bernstein, 5/0/0. Motion carried. (Deisler/Mosel absent.)

***** UNSCHEDULED RECESS FROM 5:15 UNTIL 5:26 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)

5. 1464 LA CIMA RD

R-1 Zone

(5:30) Assessor's Parcel Number: 041-022-032
 Application Number: MST2008-00255
 Owner: McCosker Trust
 Applicant: Scott McCosker
 Landscape Architect: Carol Gross

(Proposal to abate violations in ENF2008-00170 for minor re-grading including the construction of retaining walls, garden walls between and 24" and 42" in height and landscape stairs in the rear yard on a 9,693 square foot lot in the Hillside Design District.)

Actual time: 5:26

Present: Carol Gross, Landscape Architect; Greg Van Sande, Engineer; Scott McCosker, Owner.

Ms. Gross submitted two letters in support of the project.

Public comment opened at 5:38 p.m.

1. Don Swann, agent for John and Kathy Cook, opposed: Cook's were required to move stairs away from the property line for privacy, site plan does not show steps that are currently located at eastern side of property at 36% slope, concerned that the Cook's retaining wall will be undermined, slope should drain away, need detail of planter.
2. John Cook, opposed: front of his house depicted on applicant's plans has nothing to do with property line, steps and retaining walls were built on excavation from lower story and fill was not recompacted before walls were installed, slope where stairs are was not the original slope-dirt was added, too close to property line, lack of privacy, landscape was cut away, retaining wall was undermined in construction of applicant's retaining walls.
3. Kathy Cook, opposed: applicant was building without permits when he spoke before the board against her own as-built work, she was required to relocate her stairs yet the applicant has built stairs close to the property line.
4. Jim Wickman, opposed: walls are highly visible from the street below, applicant did not communicate with neighbors.
5. David J. Gilkeson, opposed: the applicant previously appeared before the Board stating his concern for privacy yet he subsequently cut down a fence, two orange trees, and an avocado tree that provided privacy, too close to neighbor's property, project should be moved toward center of property.
6. Tony Fisher, representing John and Kathy Cook, opposed: enforcement case of August 2007 was

closed and new enforcement case opened in February 2008, attempted to obtain photographs so Board could review site in its original condition, can not believe that work could be done without a permit, Board needs elevation drawings to review, previous as-built work on the hillside is not known and was not presented to the Board, project exceeds 215 feet total length on uncompacted fill, suggested a site visit, stairs on other side missing from drawings, Allen block walls have limitations and are not appropriate to the site.

Public comment closed at 6:00 p.m.

Motion: **Continued six weeks to the Full Board with the following comments:**

- 1) The design is not acceptable as proposed. Restudy the design to provide neighbor privacy.
- 2) Provide more landscape screening at the west property line.
- 3) Eliminate the steps near the west property line and reevaluate the terraces.
- 4) Move the project out of the 5 foot setback.
- 5) Comply with the Arborist's report.
- 6) A Structural Engineer is to determine which walls can be saved.
- 7) Plans are to be prepared by licensed professionals.

Action: Woolery/Carroll, 5/0/0. Motion carried. (Deisler/Mosel absent.)

CONCEPT REVIEW - NEW ITEM

6. 1435 SYCAMORE CANYON RD

A-1 Zone

(5:50)

Assessor's Parcel Number: 019-320-019

Application Number: MST2009-00007

Owner: Daniel Gibbings

Architect: Larry Graves

(Proposal to permit the as-built conversion of an existing 220 square foot, second floor deck to habitable living space on a 40,592 square foot parcel in the Hillside Design District. Approval of this project will abate enforcement case ENF2008-01204.)

(Project requires environmental assessment.)

Actual time: 6:20

Present: Larry Graves, Architect; Daniel Gibbings, Owner.

Public comment opened at 6:23 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: **Continued indefinitely to the Consent Calendar.** The second-story deck roof parapet is to match the architecture of the existing house.

Action: Zink/Carroll, 5/0/0. Motion carried. (Deisler/Mosel absent.)

ADJOURNMENT

The Full Board meeting was adjourned at 6:29 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 644 CALLE RINCONADA E-3/SD-2 Zone**

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth and Jane Hahn Family Trust
Architect: Paul Zink

(Revised proposal for additions of 650 square feet to the first and second floors of an existing 1,703 square foot one-story single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 470 square foot two-car garage. A Zoning Modification was approved for encroachment of the garage into the interior setback. The resulting two-story single family residence totaling 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 3035 HERMOSA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-002
Application Number: MST2007-00432
Owner: Jessica L. Kolbe
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including a 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)

(Review After Final proposal to change roofing material and eliminate second-floor fireplace chimney.)

Review After Final approved as submitted.

FINAL REVIEW**C. 1930 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-011
 Application Number: MST2008-00057
 Owner: Scott 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 is 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 the garage to exceed 500 square feet and approval of Coastal Development Permit are requested.)

(Final approval of project is requested.)

Final Approval as submitted.

CONTINUED ITEM**D. 1415 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-007
 Application Number: MST2008-00522
 Owner: Lawrence Pfeifer

(Proposal to convert part of the existing attached four-car garage to a new bedroom and convert an existing accessory workshop to new 591 square foot secondary dwelling unit. Exterior alterations to the existing 3,946 square foot two-story single-family residence include one new uncovered parking space and a 78 square foot enclosure of a breezeway. This application will abate violations in enforcement case ENF2008-01093. The proposed total of 4,937 square feet on the 17,693 square foot lot is 112% of the maximum guideline FAR.)

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.

NEW ITEM**E. 1338 MANITOU RD E-1 Zone**

Assessor's Parcel Number: 049-210-015
 Application Number: MST2008-00595
 Owner: Alex Cole

(Proposal to abate enforcement case ENF2008-01253 by permitting the following as-built improvements to an existing single-family residence on a 20,790 square foot lot in the Hillside Design District: demolition and removal of a 451 square foot shed structure in the interior yard setback, new 176 square foot deck, new windows, electrical circuitry, storage cabinets, new gardening sink under an existing permitted deck, and a new 98 square foot loft above the master bedroom.)

Continued indefinitely to Consent Calendar. Show prior permits on site plan. Draw paving accurately. Show retaining walls. Verify if the RV cover and parking space is permitted. Reconsider the garage

elevation, the windows are not aesthetically acceptable, study taller garage doors with windows, consider rolling doors. Show skirting below as-built deck.

NEW ITEM

F. 47 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00023
Owner: Jose Flores
Contractor: Manuel Contreras

(Proposal to relocate a portion of existing 7 foot- 6 inch tall retaining wall and construct a new stucco wall extension 100 linear feet on a vacant site. This site is located in the Hillside Design District and is a Tea Fire damaged property. Rebuild of the residence and garage is under separate review.)

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

Continued indefinitely to Consent Calendar. Walls should meet the six foot maximum design guideline. Provide topography on plans. Provide elevation drawing of walls. Study alternative railing design, perhaps wrought iron.

NEW ITEM

G. 2109 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-027
Application Number: MST2008-00590
Owner: Thompson Revocable Trust
Architect: Christine Pierron

(Proposal to rebuild a 3,042 square foot two-story house including an attached two-car garage destroyed in the Tea Fire. Minor additions to the house and garage would total 470 square feet. The redesigned roof would use Mission tile. The total proposed 3,512 square feet on the 1.1 acre lot in the Hillside Design District is 70% of the maximum guideline FAR.)

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

Preliminary 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. The style is exceptional. It is assumed that materials and details will be high quality and the project will be beautiful.

Items on Consent Calendar were reviewed by William Mahan. Staff present: Tony Boughman, Planning Technician II.