



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

TUESDAY, February 17, 2009

City Hall, Council Chambers: 735 Anacapa 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 SFDB 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 February 11, 2009 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, City Hall, 735 Anacapa St. and online at www.SantaBarbaraCa.gov/sfdb.
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.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel (left at 5:43), Woolery (arrived at 3:10), Zink.

Members absent: Mahan

Staff present: Boughman, Limon (from 4:25 to 5:22), Shafer.

CALL TO ORDER.

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

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 February 2, 2009, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of February 9, 2009. The Consent Calendar was reviewed by Glen Deisler and Paul Zink, with the exception of the landscaping reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of Tuesday, February 17, 2009. The Consent Calendar was reviewed by Glen Deisler and Paul Zink.

Action: Mosel/Woolery, 6/0/0. Motion carried. (Mahan absent.)

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

1. Mr. Boughman announced the following change to the agenda: 940 Coyote Rd was referred from the Consent Calendar to the Full Board and will be heard at approximately 6:00 p.m.
2. Mr. Mahan will be absent.

3. Ms. Bernstein expressed concern about Tea Fire projects submitted over 85% of the maximum FAR being reviewed at Consent Calendar, she felt that large projects should be reviewed by the Full Board for compliance with guidelines. Mr. Boughman explained that the burned houses preceded FARs and applicants are entitled to rebuild like for like; if a project was originally over 100% applicants are allowed to rebuild to that size. Mr. Boughman also explained that the Consultation review process was set up to facilitate reviews at Consent Calendar, that the Board has the discretion to call a project to the Full Board, and that the Consent reviewers may choose to refer projects that are getting significantly larger or taller to the Full Board.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM

1. 1253 DOVER LN

E-1 Zone

(3:15) Assessor's Parcel Number: 019-220-024
 Application Number: MST2009-00053
 Owner: Mason Family Trust

(Proposal to demolish an existing 381 square foot detached garage and to construct a new 498 square foot two-car detached garage with a roof deck and repave the driveway and construct new pathways. The proposed total of 1,716 square feet on the 9,014 square foot lot is 50% of the maximum floor to area ratio.)

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

Actual time: 3:26

Present: Tim Mason, Owner.

Public comment opened at 3:29 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 moving the deck back to 15 feet from the property line.
- 2) Blend the garage and deck with the existing architecture of the house.
- 3) Reduce the amount of paving; study narrowing the driveway.
- 4) Study having the exterior lights individually switched.
- 5) Study having stone veneer on garage that resembles the other stonework.
- 6) Provide a drainage plan.
- 7) Study having an open railing rather than a solid plaster wall.
- 8) As an option, the entire addition may be gable roofed.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1596 ORAMAS RD****E-1 Zone**

(3:50) Assessor's Parcel Number: 029-060-022
 Application Number: MST2009-00035
 Owner: Sanford Combs
 Architect: Kirk Gradin

(Proposal to construct a 654 square foot third-story, a 389 square foot first-floor addition, and a 32 square foot second-floor addition to an existing 1,778 square foot two-story residence single-family residence on a 8,712 square foot lot. The proposal includes the demolition of all as-built additions and alterations to the first and second-floor to abate violations in ZIR2009-00006. A Modification is requested for alterations to the existing roof and wall within the interior setback. The proposed total of 2,853 square feet is 84% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification. Project requires compliance with Planning Commission Resolution No. 002-08.)

Actual time: 3:48

Present: Kirk Gradin, Architect.

Public comment opened at 4:03 p.m. As no one wished to speak, public comment was closed

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

- 1) Provide additional information about the adjacent neighbor's property and window locations.
- 2) Provide a solution for the second floor deck because it is less than 15 feet from the property line.
- 3) Study the third-floor patio roof deck and its relation to the non-accessible roof.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 860 JIMENO RD and 1402 GRAND AVENUE****E-1 Zone**

(4:25) Assessor's Parcel Number: 029-110-037 and 029-110-036
 Application Number: MST2008-00402
 Owner: Mr. & Mrs. Joseph Yob Trust
 Agent: Richele Mailand

(Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understorey to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

(Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

Actual time: 4:25

Present: Richele Mailand, Agent.

Public comment opened at 4:47 p.m.

1. Tony Fischer, Attorney for Mike and Linda Cahill: requested renotification due to errors; concerned that the lot line adjustment will provide increased parking, and that the ABR's comments for verification of proper engineering and construction of Allan Block walls were not adhered. Mr. Fischer inquired whether the Board had received his comment letter submitted via e-mail.
2. Jill Kent, neighbor: concerned about glare from entry gate lights.

Public comment closed at 4:57 p.m.

Mr. Limon explained that during construction it was determined that the walls had been shortened by removing several stone courses, and no calculations were required because of the reduction. The ABR had expected the project to return for a final review; therefore, the item is referred to the SFDB for review. Initially the improvements were felt to be minor in nature and the project was scheduled for review on Consent Calendar, however due to as-built violations the application was withdrawn. Staff has not concluded support of the lot line adjustment.

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

- 1) Project will be renoticed for the next meeting. Applicant to review notice for description accuracy.
- 2) Add substantial landscaping to screen the Allan block wall. The Board did not comment on the durability or safety of the existing wall.
- 3) Provide additional drawings of the understory at 860 Jimeno Road, show the patio door in relation to the exterior grade.
- 4) The proposed window at lower level of 860 Jimeno Road is to match the house.
- 5) Applicant to study adding a landscape island to the turnaround to prevent parking of additional vehicles. Graded area will only be utilized for maneuvering of vehicles.
- 6) Provide additional information of material for turn around area and drainage information due to grading on property.
- 7) All as-built and proposed lighting shall be down cast to prevent night glare to neighbors. Provide cut sheets for all proposed lighting.
- 8) Existing driveway wall to have a 42 inch guardrail in keeping with the historic nature of stone walls, wrought iron is suggested.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1131 DEL SOL AVE****E-3/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 045-063-015
Application Number: MST2009-00050
Owner: Robin and Scotti Brooks Family Trust
Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 148 square foot first-floor addition, and attached 331 square foot addition two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 1,943 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor-to-lot area ratio.)

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

Actual time: 5:22

Present: Francisco Cobian, Designer.

Public comment opened at 5:28 p.m. As no one wished to speak, public comment was closed.

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

- 1) The general square footage and massing is acceptable.
- 2) Study having a hipped roof for more consistency with existing house.
- 3) Study proportions of the garage deck railing and front door cantilever. Consider eliminating the cantilever and rail to match the proposed architectural style.
- 4) Study the window styles to reduce the number of arched windows.
- 5) Applicant's use of stone veneer is appreciated. Study how the stone turns the corners.
- 6) Study the front entry detail. The elevation does not match the plan.
- 7) Provide garage door cut sheets. Study the garage proportions.
- 8) Provide additional information about the chimney material and surrounds.
- 9) Provide a complete landscape and drainage plan. Show compliance with low water statement.
- 10) Applicant and staff to verify that garage does not exceed 500 square foot.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 3202 BRAEMAR DR****A-1/SD-3 Zone**

(5:35) 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.)

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

Actual time: 5:43

Present: Dave Burke, Architect.

Public comment opened at 5:58 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval 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 continued indefinitely to Consent Calendar with the following comments:

- 1) Provide a landscape plan for the entire property.
- 2) Study the front entry.
- 3) The project provides neighborhood compatibility, quality design, and consistency in appearance.

Action: Bernstein/Deisler, 4/0/0. Motion carried. (Carroll stepped down. Mahan and Mosel absent.)

The ten-day appeal period was announced.

NEW ITEM (Item C was referred to the Full Board from Consent Calendar)**940 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage are increase the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. Staff Hearing Officer approval is requested for alterations in the interior setback. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor-to-lot area ratio.)

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

Actual time: 6:13

Present: Brian Nelson, Architect.

Public comment opened at 6:33 p.m.

1. A letter from Paula Westbury was acknowledged.
2. Seth Ditzky, neighbor, opposed to the proposed increase in height, concerned about driveway easement access (submitted photographs).

Public comment was closed.

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

- 1) Applicant to redesign the upper floor to reduce the mass, bulk, and scale.
- 2) All drawings should include an outline of the existing house superimposed.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Mahan and Mosel absent.)

ADJOURNMENT

The Full Board meeting was adjourned at 7:08 p.m.

CONSENT CALENDAR (11:00 - 630 Garden Street.)**NEW ITEM****A. 1105 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-020
Application Number: MST2009-00059
Owner: Douglas Crawford
Architect: Tom Smith

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The project includes the construction of a 3,936 square foot two-story house and detached 460 square foot garage with a 276 square foot storage area underneath the garage. The new house would be approximately 895 square feet larger than the previous house and be located in the same footprint. The proposed total of 4,672 square feet is 98% of the maximum guideline floor-to-lot area ratio.)

Preliminary Approval as submitted of the architecture and continued indefinitely for the landscaping and final approval with the comment to provide the following: 1) material of stairs adjacent to garage and in rear; 2) concrete apron in front of garage; 3) details of bridge, drainage, and deck surface. 4) landscape plan to be reviewed by Fire Department; 5) irrigation to comply with Low Water Compliance Statement; 6) color board; 7) exterior light fixture cut sheets.

NEW ITEM**B. 1985 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-030
Application Number: MST2009-00049
Owner: Hazel Anerson
Architect: Jason Grant

(Proposal to replace a single-family residence and garage destroyed by the Tea Fire. Proposed is a 2,974 square foot two-story house and 524 square foot two-car garage on the 2 acre lot in the Hillside Design District. The proposed total of 3,498 square feet is 63% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires environmental assessment.)

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 conditions: 1) Show compliance with the Stormwater Management Program. 2) The top of the arched window is too close to eave. 3) Provide a stronger visual support element to bridge of house between house and garage. 4) The project is compatible with the neighborhood and provides a good design.

NEW ITEM**C. 940 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage are increase the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. Staff Hearing Officer approval is requested for alterations in the interior setback. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor-to-lot area ratio.)

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

Item was heard by the Full Board at 6:13 p.m.

FINAL REVIEW**D. 2315 CHAPALA ST****E-3 Zone**

Assessor's Parcel Number: 025-113-011
Application Number: MST2009-00052
Owner: Dennis and Cynthia Peterson Family Trust
Architect: Bill Wolf

(Proposal for a new two-story building with a 463 square foot two-car garage at lower level and 447 square foot accessory room above. The project includes the replacement and extension of an existing retaining wall. The existing 887 square foot one-story residence will remain and the existing 219 square foot one-car garage will be demolished. The proposed total of 1,797 square feet on the 6,250 square foot lot is 65% of the maximum floor-to-lot area ratio.)

Final Approval of the project with conditions: 1) Drainage solution is to be specified to be below grade and not visible. 2) Either proposed exterior light fixture is acceptable. 3) Eliminate dormer vents and show Hagen vents on roof.

FINAL REVIEW**E. 411 SAMARKAND DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-163-003
Application Number: MST2008-00576
Owner: William Donley
Designer: R.I. Design and Construction

(Proposal for a 648 square foot two-story addition to an existing 1,298 square foot two-story single-family residence. The existing 443 square foot detached two-car garage will remain on the 9,000 square foot lot. The total proposed 2,389 square feet is 70% of the maximum floor-to-lot-area ratio.)

Final Approval of the project as submitted. If color of columns is changed, the new color should be compatible with the sandstone base.

REFERRED BY FULL BOARD**F. 620 FLORA VISTA DR****E-1 Zone**

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

(Revised 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 reduced to 8 feet, trellis eliminated, 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-family residence. Staff Hearing Officer approvals of Modifications are no longer requested for over-height 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.)

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

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code conditions: 1) The project is compatible with the neighborhood and the reduced massing provides a better entry. 2) Provide cut sheet of sectional panel metal garage door to Staff.

FINAL REVIEW**G. 309 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 039-052-008
 Application Number: MST2009-00041
 Owner: David Seubert
 Applicant: Adam Graham
 Designer: Wyllis Heaton

(Proposal for a new 197 square foot second-story deck and 112 square foot first-floor addition at the rear of an existing 1,443 square foot two-story single-family residence. The existing second-story deck would be demolished and the existing 190 square foot detached garage will remain on the 5,250 square foot lot. The proposed total of 1,633 square feet is 69% of the maximum floor to lot area ratio.)

Final Approval of the project as submitted.

NEW ITEM**H. 215 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-029
 Application Number: MST2009-00055
 Owner: Janice Meaden Living Trust
 Designer: Cliff Hickman

(Proposal to replace and add windows to an existing 2,537 square foot two-story single-family residence on a 12,172 square foot lot in the Hillside Design District.)

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

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with conditions: 1) Windows must meet High Fire Code; 2) Flat skylight to be on plane with roof. 3) Project is minor in size, not visible from street, and consistent with existing design.

NEW ITEM**I. 1415 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-004
 Application Number: MST2009-00051
 Owner: Richard and Katherine Godfrey Trust
 Architect: Larry Clark
 Agent: Dudek and Associates

(Proposal for as-built enclosure of a 192 square foot second-story patio for an existing square foot two-story single-family residence. Staff Hearing Officer approval of a modification is allowed for the work to encroach into the interior setback. The proposed total of 3,206 square feet, including 400 square foot attached garage on the 13,766 square foot lot is 76% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing Officer and return to Staff for approval with comments: 1) Architecture is compatible. 2) The Modification request is supportable. 3) NPO findings can be made. Project is compatible with the neighborhood given the large lot next door; the large distance between houses mitigates impact.

Items on the Consent Calendar were reviewed by Glen Deisler with the exception of item A reviewed by Paul Zink. Planning Staff present: Tony Boughman, Planning Technician II.