



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 16, 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 SFDB 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 would be reviewed was listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were taken to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- The Board may have referred 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 these meetings, 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, March 12, 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 2:59 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan (out from 4:21 until 6:17), Mosel, Woolery, Zink.

Members absent: None.

Staff present: Boughman, Limón (from 3:07 to 3:44), Shafer

GENERAL BUSINESS:

- A. Public Comment: No comment.

Public comment was reopened at 3:41 p.m.

Janek Dombrova, AIA, explained that he, along with several architectural students, was attending to observe the process of reviewing Tea Fire projects. The students are working on Westmont College as part of their final thesis and project relating to housing and academic uses.

- B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of March 2, 2009, as amended.

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

- C. Consent Calendar:

Motion: Ratify the Consent Calendar of March 9, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A, B and C, which were reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of March 16, 2009. The Consent Calendar was reviewed by Glen Deisler with the following exceptions: Item B was reviewed by Paul Zink; Item D was reviewed by Erin Carroll; and Item C was reviewed by William Mahan.

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

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

Mr. Boughman made the following announcements:

- a) Item B from today's Consent Calendar, 642 Las Alturas, was referred to the Full Board and will be heard before Item 1.
- b) The application for Item 5, 1510 W. Mountain Drive, has been withdrawn.
- c) Item 9, 324 E. Calle Laureles, will be heard at 5:15 p.m. in place of Item 5.
- d) Chair Mahan will be absent from approximately 4:30 to 6:00 p.m.

E. Subcommittee Reports – None.

F. Possible Ordinance Violations – None.

NEW ITEM (Referred to the Full Board from the Consent Calendar)

B. 642 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-007
Application Number: MST2009-00088
Owner: Jack Jevne
Architect: Lori Kari

(Proposal to rebuild a house and attached two-car garage destroyed in the Tea Fire. The proposed 2,758 square foot three-story residence and attached 410 square foot two-car garage is similar to the prior house and uses approximately the same existing building footprint. The proposal includes 1,176 square feet of decks and balconies at the ground level and three floor levels. The project would be rebuilt to the prior non-conforming building height. Staff Hearing Officer approval of Modifications are requested for alterations within the front and interior setbacks. The proposed total of 3,168 square feet on the 13,123 square foot lot in the Hillside Design District is 77% of the maximum floor-to-area ratio [FAR].)

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

Actual time: 3:07

Present: Lori Kari, Architect.

Mr. Limón explained that reconstruction like-for-like is allowed for legal non-conforming structures.

Public comment opened at 3:19 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Consent Calendar with the following comments:

- 1) The modification is supportable and the proposed parapet design of the garage is appropriate.
- 2) Provide an engineered drainage plan and a landscape plan with screening at the base of the house.
- 3) Add a planter at the east elevation with tall plantings to break up the mass.
- 4) Study an adobe color and provide a color board.

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

FINAL REVIEW

1. 2109 MOUNT CALVARY RD

A-1 Zone

(3:15) Assessor's Parcel Number: 021-073-017
Application Number: MST2007-00454
Owner: Kurt H. 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 floor to area ratio [FAR].)

Actual time: 3:44

Present: Jim LeCron, Architect.

Public comment opened at 3:48 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed.

Motion: Final Approval as submitted with the comment that an updated Landscape Design Compliance Statement should be included on the plans.

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

SFDB-CONCEPT REVIEW (CONT.)**2. 860 JIMENO RD and 1402 GRAND AVE****E-1 Zone**

(3:45) Assessor's Parcel Number: 029-110-037 and 029-110-036
 Application Number: MST2008-00402
 Owner: Todd Drevo
 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 understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

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

Actual time: 3:51

Present: Richele Mailand, Agent; Todd Drevo, Owner; and Suzanne Johnston, Associate Planner.

Public comment opened at 3:58 p.m.

Tony Fischer, Attorney for Mike and Linda Cahill, opposed: lot line adjustment gives area from the small lot to the large lot; the proposed turnaround area at 17 feet is wide enough to park two cars; concerned that the Board does not have construction drawings for the Allan Block wall.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:03 p.m.

Suzanne Johnston, Assistant Planner, clarified that originally a permit was needed; however, upon conducting a site investigation, Jim Buster, former ?? determined that if one course of Allan block was removed the building permit would no longer be required.

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

- 1) The lot line adjustment is supportable as presented.
- 2) The hammerhead driveway turnaround is approved as noted on plans to be no wider than 14 feet.
- 3) Remove the decomposed granite under the Oak tree by hand and replace with bark and several large boulders. An arborist is to approve the bark and boulder proposal.
- 4) Plant a small tree in the small triangular planter.
- 5) The Allan block wall is acceptable as noted on the plans; it is understood that the wall will be reviewed by the Building and Safety Division.
- 6) Windows are approved as noted on the plans.
- 7) Show irrigation to the Rosemary shrubs.
- 8) Indicate that the health room exterior lighting uses a motion detector.
- 9) Comments 4 and 8 were carried forward from the minutes of March 2, 2009: 4. Staff to verify the appropriate setback for the gate. 8. Study the light fixtures at the gate.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 6 ROSEMARY LN****E-1 Zone**

(4:15) Assessor's Parcel Number: 015-093-017
Application Number: MST2009-00068
Owner: Karen Pick
Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum FAR.)

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

Actual time: 4:21

Present: Don Sharpe, Architect; and Karen Pick, Owner.

Public comment opened at 4:25 p.m.

Larry Mason, expressed concerns about noticing for the project.

Five letters/e-mails expressing concerns for the project from Warren and Margaret Evans, Ellen Ehlers, Paul Krieger, Lyn Krieger, and Christine Hoehner were acknowledged.

Public comment closed at 4:31 p.m.

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

- 1) The design direction is appreciated.
- 2) Consider additional enhancements such as stone at the front elevation; additional detailing of the garage door and front entry; and a covered porch was suggested.
- 3) Show planting and detailing of the east elevation.
- 4) Study more articulation of the east walls to reduce the starkness.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 1600 W MOUNTAIN DR****A-1 Zone**

(4:45) Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Gardner Family Trust
 Owner: Ted Gardner
 Applicant: Laura Bridley
 Architect: Bruce Biesmon-Simons

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 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, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline FAR.)

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

Actual time: 4:54

Present: Laura Bridley, Agent; Ted Gardner, Owner; and Bruce Biesmon-Simons, Architect.

Public comment opened at 5:04 p.m.

Ken Ratdkey, opposed: concerned with overall size and prominence.
 A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:06 p.m.

Straw vote: How many Board members would agree that the reduction in the size, bulk, and scale is significant enough? 3/3.

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

- 1) The garage size Modification is supportable as presented; the need for the additional space is understood.
- 2) The Modification request for accessory space is supportable.
- 3) Study the windows on all four elevations.
- 4) Provide a color and materials board.
- 5) Study the amount of paving and Fire Department hammerhead driveway requirements for reduction.
- 6) Some Board members are not comfortable with the overall size, bulk, and scale.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1510 W MOUNTAIN DR****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-050-014
 Application Number: MST2009-00112
 Owner: Christie Anne Powell Trust
 Applicant: Wade Davis Design

(Proposal for a pre-built single-family residence on a lot where a house and garage were destroyed by the Tea Fire. The new 552 square foot one-story single-family residence will be on display at the South Coast Earth Day Festival then transported to Mountain Drive and located approximately 200 feet to the west of the destroyed house. Parking will be provided in a one-car carport and one uncovered parking space. The proposed total of approximately 750 square feet on the 13 acre lot is 6% of the maximum guideline FAR.)

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

The application for this project was withdrawn.

***** THE BOARD RECESSED AT 5:48 AND RECONVENED AT 6:10 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 119 CEDAR LN****E-1 Zone**

(6:10) Assessor's Parcel Number: 015-092-005
 Application Number: MST2009-00065
 Owner: Kurt Huffman Trust
 Contractor: Arnold Brothers Construction

(Proposal for remodel and a 500 square foot second-story addition for an existing 1,773 square foot one-story single-family residence, including attached 383 square foot two-car garage. The project includes a new front entry portico, 13 square foot addition to the garage, raising roof and roof pitch, new exterior finishes, doors, and windows, removing as-built storage sheds, and permitting or removing all other as-built work called out in ZIR2008-00352. Staff Hearing Officer approval of modifications is requested to allow alterations to the existing house within the setbacks. The proposed total of 2,336 square feet on the 7,700 square foot lot in the Hillside Design District is 75% of the maximum FAR.)

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

Actual time: 6:10

Present: Nathaniel and Mathew Arnold, Contractors; and Pamela Stafford and Kurt Huffman, Owners.

Public comment opened at 6:18 p.m.

1. Phil Beautrow, opposed: first second-story proposal in the neighborhood in 41 years; concerned about storage in attic and seismic concerns with raising the roof; story poles were not erected; mansionization of neighborhood; project eliminates ocean views.

2. Marion Beautrow, opposed: incompatible with neighborhood; concern with storage in the high risk fire area, prefers existing roof line; requests denial.
3. Prem Krish, opposed: incompatible architectural style in “micro-neighborhoods”; incompatible scale and proportion; blockage of views; possible loss of privacy to neighbors.
4. Emily Nichols, opposed: blocks views, incompatible with the neighborhood; loss of home values; requests denial.

Thirteen letters/e-mails expressing concern for the project received from the following individuals were acknowledged: Warren and Margaret Evans; Connie and John Brunskill; Emily Nichols; Larry and Donna Mason; Patty Hauptman; Richard and Diane Powell; Janet and Richard Mitchell; Brook Ashley; Jon Thomas; Norma Jungjohann; Cynthia James; Prem and Akila Krish; and Marion and Phil Beautrow.

Public comment closed at 6:30 p.m.

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

- 1) Restudy the design to reduce the overall bulk, mass and scale.
- 2) Simplify the design and multiple gables.
- 3) Study the garage doors and the historical details.
- 4) Review the architectural style to blend in with the neighborhood.

Action: Mahan/Deisler, 7/0/0. Motion carried. (Zink served as Chair.)

CONCEPT REVIEW - NEW ITEM

7. 1633 OVERLOOK LN

E-1 Zone

(6:45)

Assessor’s Parcel Number: 015-191-001
 Application Number: MST2009-00092
 Owner: Steve McHugh
 Architect: Tom Meaney

(Proposal to convert an existing attached 564 square foot two-car garage to living space and construct an attached 566 square foot two-car garage with a 606 square foot bedroom above. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and construction of a new swimming pool. The proposed total of 3,713 square feet on the 25,236 square foot parcel is 78% of the maximum guideline FAR.)

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

Actual time: 6:54

Present: Tom Meaney, Architect; and Steve McHugh, Owner.

Public comment opened at 7:02 p.m.

1. Emily Nichols, opposed: concerns about loss of views.
2. Ellen Ahlers, opposed: concerns about loss of views.
3. Martha Kay, opposed: concerns about loss of views, incompatibility, and impacts to property values.
4. David Kay: opposed: not compatible with neighborhood.

Two letters expressing concerns for the project from Martha and David Kay, and Paula Westbury were acknowledged.

Public comment closed at 7:09 p.m.

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

- 1) Study alternatives to a two story addition.
- 2) Restudy the style of the addition to be more compatible with the existing house.
- 3) Study access to the front door.
- 4) Study the pinched driveway between house and property line.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 3515 MADRONA DR

E-3/SD-1/SD-2 Zone

(7:20) Assessor's Parcel Number: 053-313-006
 Application Number: MST2009-00117
 Owner: Patricia Olson
 Architect: Kenneth Kruger

(Proposal to construct a new modular 2,395 square foot one-story single-family residence and attached 494 square foot attached two-car garage on a vacant lot where a residence was recently demolished. The total proposed 2,889 square feet on the 9,100 square foot lot is 83% of the maximum floor to area ratio.)

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

Actual time: 7:28

Present: Kenneth Kruger, Architect; and Patricia Olson, Owner.

Public comment opened at 7:37 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Full Board with the comment that the applicant should study reducing the roof pitch.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING (Item was heard out of order)

9. 324 E CALLE LAURELES

E-3/SD-2 Zone

(7:55) Assessor's Parcel Number: 053-084-015
 Application Number: MST2009-00084
 Owner: Gregory D. and Wendi J. Chittick
 Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. The proposed total of 1,551 square feet is 54% of the maximum FAR.)

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

Actual time: 5:26

Present: Eric Swenumson, Architect; and Gregory Whittick, Owner.

Public comment opened at 5:40 p.m. As no one wished to speak, public comment was closed.

Straw votes: How many Board members are in favor of a Modification to increase the roof pitch? 6/0.
How many Board members are in support of making comments to the Staff Hearing Officer on the Consent Calendar? 6/0.

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

- 1) The Board understands a modification will be necessary at the north elevation for an increased roof pitch, and supports the modification as it enhances the architectural character from the street. If applicant applies for a modification, referral to the Staff Hearing Officer may be made on the Consent Calendar.
- 2) Study the rear elevation, particularly the double cantilever at the balcony, and how the balcony interacts with the roof pitch.
- 3) The Board appreciates the front porch added to the house and would like to see further design detailing.
- 4) Provide additional design details such as colors, roof materials, windows, and wood stain.
- 5) Study the front elevation over the garage, particularly the pot shelf and roof pitches.
- 6) Study the stairs. It was suggested to provide a section drawing through the stairs.
- 7) Provide information about the garage door; a carriage style door is preferred.
- 8) Provide window details.

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

ADJOURNMENT

The Full Board meeting was adjourned at 7:51 p.m.

CONSENT CALENDAR (11:00):

NEW ITEM

A. 1568 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-082-032
Application Number: MST2009-00100
Owner: Robert E. and Alyce E. Parsons
Architect: Chris Dentzel

(Proposal for a 166 square foot addition and renovation to an existing residence located within the hillside design district - A new veranda, garden storage, and covered entry are also proposed.)

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

This item was postponed indefinitely.

NEW ITEM**B. 642 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-007
Application Number: MST2009-00088
Owner: Jack Jevne
Architect: Lori Kari

(Proposal to rebuild a house and attached two-car garage destroyed in the Tea Fire. The proposed 2,758 square foot three-story residence and attached 410 square foot two-car garage is similar to the prior house and uses approximately the same existing building footprint. The proposal includes 1,176 square feet of decks and balconies at the ground level and three-floor levels. The project would be rebuilt to the prior non-conforming building height. Staff Hearing Officer approval of Modifications are requested for alterations within the front and interior setbacks. The proposed total of 3,168 square feet on the 13,123 square foot lot in the Hillside Design District is 77% of the maximum floor-to-area ratio [FAR].)

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

Referred to the Full Board for Modification comments.

NEW ITEM**C. 462 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-016
Application Number: MST2009-00122
Owner: Andrea Kelly
Architect: Lori Kari

(Proposal to replace a one-story single-family residence and garage that were destroyed in the Tea Fire. Proposed is a 1,752 square foot two-story house and a 254 square foot one-car detached garage. The total proposed 2,006 square feet on the 8,025 square foot lot located in the Hillside Design District is 63% of the maximum floor-to-lot area ratio. Staff Hearing Officer approval of Zoning Modifications are requested to allow the project to encroach into the interior setback and the required open yard area.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) Remove gable and alter roof to meet solar access. 2) Proposal has nice architecture and is a modest house. 3) Project is ready for preliminary approval.

FINAL REVIEW**D. 2140 MOUNT CALVARY RD****A-1 Zone**

Assessor's Parcel Number: 021-040-016
Application Number: MST2009-00066
Owner: Robert R. Walls
Architect: James Zimmerman

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The prior 3,240 square foot two-story single-family residence including attached 426 square foot two-car garage would be rebuilt with the addition of a 477 square foot basement and 1,342 square feet of patios. The proposed total of 3,479 includes a 50% deduction of basement square footage and is 70% of the maximum guideline floor to area ratio. The project is located on a one acre lot in the Hillside Design District.)

(Final approval of the landscape plan is requested.)

Continued one week for review of the landscape with the following comments: 1) Provide an irrigation plan and include a Water Compliance Statement. 2) Study tree location for Fire Regulations and obtain Fire Department approval stamp.

NEW ITEM**E. 68 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 015-151-011
Application Number: MST2009-00044
Owner: Anthony and Sabrina Papa, Living Trust
Architect: James Zimmerman

(Proposal for a 234 square foot addition to the rear of an existing 2,418 square foot two-story single family residence with a 403 square foot attached garage. The proposal also includes demolition of the existing balcony and deck, roof material change to clay s-tile, 84 square feet of new second-floor balconies, and removal of the as-built jacuzzi. The proposed total of 3,055 square feet on the 14,930 square foot lot in the Hillside Design District is 70% of the maximum FAR.)

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

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 continued indefinitely to Consent Calendar with the following comments: 1) The proposed two-piece mission tile is acceptable. 2) Provide details of doors, window cornice and roof. 3) Provide a color board. 4) Provide cut-sheet of light fixtures and show on elevations. 5) The project is compatible with the neighborhood and is well below the FAR; the addition at rear is consistent with the style of the front structure; roof is improved; and plaster cornice is an enhancement.

NEW ITEM**F. 669 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-141-004
Application Number: MST2009-00115
Owner: Michael S. Ziemba Living Trust
Agent: Jason Carter

(Proposal to rebuild a 320 square foot single-car garage in the original location on a 2.14 acre parcel in the Hillside Design District. The original garage was destroyed in the Tea Fire.)

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

This item was postponed one week.

FINAL REVIEW**G. 1253 DOVER LN****E-1 Zone**

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 FAR ratio.)

Final Approval with the condition that seeded glass shall be used in the exterior light fixture.

NEW ITEM**H. 1526 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-031-013
Application Number: MST2009-00098
Owner: Jay M. Winner
Architect: Jeffrey Stoutennborough

(Proposal to enclose an existing 207 square foot second story deck, add 31 square feet of new second-floor area, and construct a 101 square foot first-floor addition resulting in a total of 339 square feet of new floor area. Also proposed is to rebuild the north wall of the existing dining room, remove an existing skylight, and install two new skylights. Additionally, one entry door and one window are proposed to be replaced on this 11,995 square foot parcel. The proposed total of 2,987 square feet is 75% of the maximum required FAR.)

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 continued two weeks to the Consent Calendar with the following comments: 1) Provide a color board. 2) Provide door and window material intersection details. 3) Provide cut-sheets and show on elevations. 4) The project is compatible with the neighborhood; enhances the architecture; the back and side do not affect the elevations; and provides quality materials.

Items on the Consent Calendar were reviewed by Glen Deisler, with the exception of Item B, which was reviewed by Paul Zink; Item C reviewed by William Mahan; and Item D, reviewed by Erin Carroll.