



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, March 30, 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](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 folded plans 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://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. That on Thursday, March 26, 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, and online at [www.SantaBarbaraCa.gov](http://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 3:01 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein, Deisler, Mahan, Mosel (arrived at 3:02), Woolery, Zink  
Members absent: Carroll

Staff present: Boughman, Limon (present 3:34 until 4:33), 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 March 16, 2009, as amended.

Action: Zink/Deisler, 6/0/0. Motion carried. (Mahan abstained from item 3, 6 Rosemary Lane, and from item 4, 1600 W. Mountain Drive. Carroll absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of March 23, 2009. The Consent Calendar was reviewed by Deisler.

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

Motion: Ratify the Consent Calendar of March 30, 2009. The Consent Calendar was reviewed by Deisler.

Action: Mosel/Woolery, 6/0/0. Motion carried. (Bernstein abstained from item C, 2215 Edgewater. Carroll absent.)

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

Mr. Boughman announced that Item #3, 940 Coyote, has been postponed at the applicant's request to allow story pole correction.

Mr. Boughman announced that an appeal to the City Council for the Consent Calendar Final Approval of 3455 Marina Drive has been scheduled for May 19, 2009.

- E. Subcommittee Reports – None.
- F. Possible Ordinance Violations – None.

**SFDB-CONCEPT REVIEW (CONT.)**

**1. 6 ROSEMARY LN**

**E-1 Zone**

**(3:15)** 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 floor to area ratio [FAR].)

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

Actual time: 3:11

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

Mr. Boughman reported on a memo from the City's Urban Historian, Jake Jacobus: Mr. Jacobus determined that Rosemary Lane, with its six Moody Sisters Cottages and four additional architecturally compatible houses, would qualify for designation as a City of Santa Barbara Historic District. The house at 6 Moody Lane with its modern Mediterranean style does not exhibit the character defining features found along the rest of the Lane, and it is set back from the Lane, and therefore would not be recommended for inclusion in such a district. The proposed remodel with the change to a slate roof and some wood siding elements will fit in better with the neighborhood. The proposed remodel will not prevent the rest of the street from being designated as a Historic District.

Public comment opened at 3:20 p.m.

1. Charles Metrebian: the proposal is not compatible with the neighborhood.
2. Warren Evans: consider a more English style for neighborhood compatibility.
3. A public comment letter from Paula Westbury expressing concerns was acknowledged.

Public comment was closed.

**Motion:** **Continued indefinitely to the Staff Hearing Officer and return to the Full Board** with the comment that design consideration be given for an enhanced front entry and for stone chimneys. Required modifications are supportable for front entry encroachment into the front yard.

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

**SFDB-CONCEPT REVIEW (CONT.)****2. 54 ALAMEDA PADRE SERRA****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 015-151-025  
 Application Number: MST2007-00635  
 Owner: Juan Pérez Jasso  
 Designer: Daniel Melville

(Project design has been altered by relocation of the carport, cut back corner of first floor walls at driveway with a reduction of square footage, revised balcony to be two separate balconies, and added curb along driveway. Proposal to construct a two-story addition, a new front entry, relocation and alterations to an existing 350 square foot detached carport, and alterations to balcony. The proposal includes abatement of "as-built" violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District.)

**(A previous proposal was denied without prejudice. Comments only; project requires environmental assessment.)**

Actual time: 3:47

Present: Daniel Melville, Designer.

Mr. Limon explained that the applicant was advised to study parking design alternatives to meet the objectives of the owner as well as the Board's concerns. Transportation Planning studied parking requirements and suggested either reconverting the previously converted garage back into a garage, which is problematic because the garage size undersized for two cars and would not solve the problem of backing onto the street, or studying what could be done to the rear of the property for back up maneuverability. The applicant is proposing a relocated carport and clipping part of the house for maneuverability along with a front yard turnaround.

Public comment opened at 4:02 p.m.

A public comment letter from Paula Westbury expressing concerns was acknowledged.

Larry Williams, opposed: questioned location of the balcony and whether it is a legal balcony.

Expressed concerns with noise and privacy.

Public comment was closed.

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

- 1) The proposed architecture is acceptable.
- 2) If existing balcony is determined to be legal, reductions are acceptable.
- 3) The front yard turnaround is supportable for health, safety and welfare. The Board recognizes that backing onto the street is not acceptable.
- 4) Reduce the paved area to the minimum geometric form needed for maneuverability.
- 5) Study having permeable paving where the existing paving is to be replaced.
- 6) A traditional carport with side walls is required.
- 7) Study increasing the planting adjacent to the house and the property line.
- 8) Minimize the amount of paving and maximize the amount of landscaping.
- 9) Consider additional landscape screening at the rear where appropriate for privacy.
- 10) Show the relocation area for the pool equipment and storage shed.
- 11) Study a solution for site drainage.

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 940 COYOTE RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 021-062-006  
 Application Number: MST2009-00001  
 Owner: Bonnie Logaan-Zimmer Revocable 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 increase the size of 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 FAR.)

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

Postponed two weeks at the applicant's request.

**\*\*\* THE BOARD RECESSED FROM 4:32 UNTIL 4:43 P.M. \*\*\***

**PRELIMINARY REVIEW****4. 3515 MADRONA DR****E-3/SD-1/SD-2 Zone****(4:45)**

Assessor's Parcel Number: 053-313-006  
 Application Number: MST2009-00117  
 Owner: Patricia Olson  
 Agent: 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 FAR.)

Actual time: 4:43

Present: Ken Kruger, Architect; Patricia Olson, Owner.

Public comment opened at 4:47 p.m.

A public comment letter from Paula Westbury expressing concerns was acknowledged.

Public comment was closed.

**Motion:** Preliminary and Final Approval of the project 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, with the comment that a majority of the single-story house is set back from the street; the landscape plan is appropriate for neighborhood and adds a new tree, and the colors and materials are appropriate.

**Action:** Zink/Deisler, 5/0/1. Motion carried. (Mosel abstained. Carroll absent.)

The ten-day appeal period to City Council was announced.

**\*\*\* THE BOARD RECESS FROM 4:53 UNTIL 5:03 P.M. \*\*\***

**FINAL REVIEW**

**5. 1651 SYCAMORE CANYON RD**

**A-1 Zone**

**(5:15)** Assessor's Parcel Number: 019-290-001  
 Application Number: MST2007-00121  
 Owner: Assad Mora  
 Architect: Peter Hunt

(Revised 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 1,340 square feet of additions, a 1,751 square foot attached pool house, a 538 square foot two-car garage and a 210 square foot one-car garage, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification was approved 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 7,713 square feet is 42% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

Actual time: 5:03

Present: Peter Hunt, Architect.

Public comment opened at 5:17 p.m.

A public comment letter from Paula Westbury expressing concerns was acknowledged.  
 Public comment was closed.

**Motion: Continued four weeks to the Consent Calendar with the following comments:**

- 1) Provide a Fire Department approved landscape plan.
- 2) Study articulation and landscaping to soften the large blank wall.
- 3) Study the integral plaster colors and decorative metal colors to be softer and more natural.
- 4) Provide window and additional details, and information on pool fencing.

Action: Deisler/Mosel, 5/0/0. (Zink stepped down. Carroll absent.)

**SFDB-CONCEPT REVIEW (CONT.)**

**6. 230 LIGHTHOUSE RD**

**E-3/SD-3 Zone**

**(5:45)** Assessor's Parcel Number: 045-021-021  
 Application Number: MST2006-00455  
 Owner: Congregational Conference of Southern California and the Southwest  
 Architect: Peikert Group Architects

(Proposal for a subdivision to create 10 single-family residential lots, three of which would be affordable lots available to low- or very-low income households. The existing church is to be removed. Construction of houses is not proposed at this time. Planning Commission approval of Modifications is requested for lot frontage [8 lots], parking [3 lots to provide 1 parking space], interior yard setbacks [3 lots], lot area [3 lots] and open yard area [3 lots]. The existing 1.65 acre parcel is located in the Coastal Zone.)

**(Comments only; project requires environmental assessment and Planning Commission approval of a Tentative Tract Map and Modifications.)**

Actual time: 5:41

Present: Detlev Peikert, Architect, and April Palencia, Peikert Group Architects.

Public comment opened at 5:53 p.m.

Two public comment letters from Nica and Michael Guinn, and Paula Westbury were acknowledged. Natasha Campbell, Washington School PTO: addressed support of the landscaping buffer, and the change in elevation. Addressed concerns about the deck and window placement; preference of a wall instead of the fence as a noise buffer, and parking for affordable units and guests.

Public comment closed at 5:59 p.m.

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

- 1) There are concerns about the building envelopes right up to alley. In the future, the Board will review individual houses for placement within the building envelopes for relationship to the alley and for landscaping.
- 2) The common open space should be park-like and natural, in character with surrounding neighborhoods and parks.
- 3) Onsite parking should be adequate for guests, consider guest parking on driveways. Parking should be adequate to prevent impacts to street parking.
- 4) The solid 8 foot wall and landscaping adjacent to the school is important to provide privacy and mitigate noise.
- 5) The lots adjacent to Lighthouse Road should have a street presence.
- 6) There is concern that the proposed triplex will generate a building that is not compatible in size, bulk, and scale; study having duplexes. The Board will insist that the multiple units be compatible in scale and appearance with the single family homes.
- 7) Study trash truck access.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 1927 EL CAMINO DE LA LUZ**

**E-3/SD-3 Zone**

**(6:20)** Assessor's Parcel Number: 045-100-025  
 Application Number: MST2009-00145  
 Owner: Michael Montebaro  
 Architect: Chris Dentzel

(Proposal to remove a 264 square foot unpermitted family room and construct a new one-story 299 square foot master bedroom. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage is located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,222 square feet is 47% of the maximum guideline FAR.)

**(Comments only; project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit.)**



Actual time: 6:38

Present: Chris Dentzel, Architect.

Public comment opened at 6:43 p.m.

A public comment letter from Paula Westbury expressing concerns was acknowledged.

Public comment was closed.

**Motion: Continued indefinitely to the Planning Commission and return on Consent Calendar**

- 1) Provide a color and materials board.
- 2) Provide additional details.

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

### **ADJOURNMENT**

The Full Board meeting was adjourned at 6:46 p.m.

**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 964 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-261-003  
Application Number: MST2007-00434  
Owner: Robert F. Lint  
Architect: Paul Zink

(Proposal for remodeling and an 851 square foot one-story addition for an existing 2,852 square foot one-story single-family residence on a 21,244 square foot lot in the Hillside Design District. The project includes replacement of the roof and all windows. The project will result in a one-story 3,667 square foot residence including the 450 square foot two-car garage which is 78% of the maximum guideline floor area ratio [FAR].)

**(Review After Final to add railing to front of house and replace concrete apron with concrete pavers to match driveway.)**

Approval of the Review After Final. The as-built barbeque is relocated and the as-built fireplace is redesigned to be out of the setback.

**FINAL REVIEW****B. 710 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-102-004  
Application Number: MST2009-00036  
Owner: Arthur Wayne and Martha P. Nelson  
Architect: Murray Duncan

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 1,903 square foot one-story single-family residence, an attached 494 square foot two-car garage, an attached 76 square foot entry gate house, and site walls. Grading would consist of 235 cubic yards of grading to be balanced on site. The proposed total of 2,473 square feet on the 7,343 square foot lot is 81% of the maximum FAR.)

**(Final approval of architecture and landscaping is requested.)**

Final Approval of the architecture. Preliminary Approval of the landscape plan and continued two weeks to the Consent Calendar with conditions: 1) show fence on landscape plan; 2) show driveway material; 3) lower the gate to meet 8 foot height limit; 4) exterior light fixtures to be recessed wall lights with down cast lighting; 5) reduce chimney in width as noted on plans.

**NEW ITEM****C. 2215 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-014  
Application Number: MST2009-00085  
Owner: John A. Sharratt  
Agent: Raymond Appleton

(Proposal to demolish an unpermitted single-family residence, detached accessory building, and two unpermitted decks and restore landscaping on a 42,127 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project will abate violations in ENF2008-00353. Planning Commission approval of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)**

Continued indefinitely to the Planning Commission and return to Consent Calendar with comments: 1) the project is favorable to neighborhood and restores the landscape to coastal palette on the slope; 2) removal of the existing chain link fence and gate is an improvement; 4) drip irrigation shall be limited to a temporary period for establishment of plantings; 5) keeping on-grade existing steps for main house access is positive.

**NEW ITEM****D. 955 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-008  
Application Number: MST2009-00156  
Owner: John and Janet Pedersen Living Trust  
Architect: Josh Blumer

(As built proposal to construct a 235 foot long retaining wall ranging in height from one to four feet tall using Alan block in a tan sandstone color to match the existing driveway pavers (approximately 20 feet of the proposed wall is as built). The wall is to be placed in the same location where a previous railroad tie retaining wall was located which burned in the Tea Fire. No grading is proposed.)

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

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. The project is compatible with the neighborhood, and is not visible to the public.

**REVIEW AFTER FINAL****E. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020  
Application Number: MST2009-00090  
Owner: Jose R. Flores  
Applicant: Manuel Contreras

(Proposal for a 95 square foot first-floor addition at the rear and a 103 square foot enclosure of a patio for the recently approved Tea Fire rebuild. That proposal was for a 2,839 square foot residence and attached 546 square foot two car garage on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,037 square feet is 84% of the maximum FAR.)

**(Second review of Review After Final for a 141 square foot first-floor addition and a 161 square foot deck above. The proposed total of 3,178 square feet is 88% of the maximum FAR. Review of landscape plan is requested.)**

Approval of Review After Final for architecture. Continued one week for the landscape plan with conditions: 1) show current site plan on landscape plan; 2) study for less hardscape and more plantings; 3) show existing plantings that will remain; 4) study alternatives to plain concrete for the driveway.

**FINAL REVIEW****F. 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.)

Final Approval with the condition that proposed rake detail to match existing.

**FINAL REVIEW****G. 595 SYCAMORE VISTA RD****A-1 Zone**

Assessor's Parcel Number: 013-163-001  
Application Number: MST2008-00581  
Owner: Noel E. Greenwood, Living Trust 8/15  
Architect: Andrew Roteman

(Proposal to rebuild a 1,775 square foot two-story single-family residence and a 377 square foot detached two-car garage destroyed in the Tea Fire. The proposal would rebuild and alter the pre-existing house and garage with the addition of 511 square feet to the first floor below the second-story cantilevers, an 85 square foot addition to the garage, and expansion of the deck. The project is located on a 25,085 net square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for additions in the front setback. The proposed total of 2,748 square feet is 58% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

Final approval with the condition that the landscape plan is to be approved by Fire Department.

**NEW ITEM****H. 669 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-121-004  
Application Number: MST2009-00152  
Owner: Stanley A. and Katherine S. Cowell  
Architect: Arcadia Studio

(This is a proposal for rebuilding and existing 751.5 square foot deck and 245 square foot pergola damaged in the Tea Fire on a 26,040 square foot lot in the Hillside Design District. The lot is developed with an existing 1,765 square foot house and 534 square foot attached garage.)

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

Final Approval as noted of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following condition and comments: 1) screen deck understory; 2) the project provides quality design and matches what was there before and the new deck meets high fire code.

**FINAL REVIEW****I. 317 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-025  
Application Number: MST2009-00024  
Owner: Dor Stampfli  
Applicant: Rayner Spencer

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two feet higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing Officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum FAR.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 016-09.)**

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 and continued one week to Consent Calendar with the following conditions: 1) windows, garage door, and railings to be bronze colored; 2) provide stucco color; 3) specify deck joists; 4) provide details for exterior lights; eaves; doors; windows, gutters and down spouts; 5) basically a rebuild; more fire retardant than previous; higher quality architectural detail than previous.

**NEW ITEM****J. 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.)**

Postponed indefinitely at the applicant's request.

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