



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, April 13, 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
 KATHLEEN GOO, Alternate 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 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 Wednesday, April 08, 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.
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 3:05 p.m., by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, and Zink.
Members absent: Woolery.
Staff present: Boughman, Limón, Goo.

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 30, 2009, as amended.
Action: Zink/Bernstein, 5/0/1. Motion carried. (Carroll abstained, Woolery absent).
- C. Consent Calendar:
Motion: Ratify the Consent Calendar of April 6, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A, B, C and D reviewed by Erin Carroll.
Action: Zink/Carroll, 6/0/0. Motion carried. (Woolery absent).
Motion: Ratify the Consent Calendar of April 13, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Item D reviewed by Paul Zink, and landscaping for Items A and B reviewed by Erin Carroll.
Action: Bernstein/Mosel, 6/0/0. Motion carried. (Woolery absent).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
Mr. Limon made the following announcements:
a) The Neighborhood Preservation Ordinance (NPO) will soon be due for the two year review. Staff will prepare a status report for City Council to evaluate the effectiveness of the ordinance and perhaps recommend minor changes. Staff will also organize meetings with the public, including neighborhood groups, for their input on how well the NPO and SFDB process is working. Planning intern Jason Smart, as part of his Master's thesis work will be interviewing NPO Committee members for comments and feedback. Staff will provide SFDB members with a list of suggestions for possible changes. For example, one concern has been the additional noticing requirement for hand-delivered notices. Board member Zink asked if local Realtors have conducted a survey regarding the NPO process. Chair Mahan requested that Mr. Boughman send an accumulated list of possible NPO reconsideration issues to the Board.

- b) Staff has received feedback from Tea Fire applicants about the difficulty and expense of getting property surveys. City Public Works staff is considering assisting with this by placing survey markers. There have been concerns about the length of time to get on a Consent agenda while meeting the 10 day requirement for noticing. Landscape plans may be deferred to the plan check process or waived by the Fire Department. Approximately 40 applications are currently in process, with about 20 permits issued. Chair Mahan reported that the old archive plans do not have accurate survey information and property owners need to obtain this information.

E. Possible Ordinance Violations - None.

PRELIMINARY REVIEW

1. 1617 ORAMAS RD

E-1 Zone

(3:15) Assessor's Parcel Number: 027-152-010
 Application Number: MST2008-00163
 Owner: Johnny and Sal Jordan
 Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum floor area ratio [FAR]. Staff Hearing Officer approvals of zoning modifications are requested to allow the additions to encroach into two interior setbacks.)

(Project requires compliance with Staff Hearing Officer Resolution No. 008-08.)

Actual time: 3:21 p.m.

Present: Curtis Moniot, Designer.

Public comment opened at 3:27 p.m.

An opposition letter from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: **Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to the Consent Calendar with the following conditions.** 1) Provide screening on the east side similar to what was provided on the west side, 2) Provide lighting that complies with the City Ordinance, 3a) The proposed decks will have screened side walls, b) the additions match the existing architecture and roof pitch, c) the existing pepper tree will be preserved.

Action: Zink/Carroll, 5/1/0. Motion carried. (Bernstein opposed, Woolery absent).

REVIEW AFTER FINAL**2. 197 LOMA MEDIA RD****E-1 Zone**

(3:45) Assessor's Parcel Number: 019-261-023
 Application Number: MST2006-00704
 Owner: Molly Diane Houston
 Architect: Christine Pierron

(Proposal for a new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

(Review after final to add elevator tower.)

Actual time: 3:39 p.m.

Present: Christine Pierron, Architect.

Public comment opened at 3:45 p.m.

An opposition letter from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with the comment that the applicant is to study the architectural proportions of the elevator tower to appear less tall and be more beautiful.

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

** THE BOARD RECESSED AT 3:54 P.M., AND RECONVENED AT 4:08 P.M. **

PRELIMINARY REVIEW**3. 411 E CARRILLO ST****C-2 Zone**

(4:15) Assessor's Parcel Number: 029-222-018
 Application Number: MST2008-00533
 Owner: James T. Brous and Mary Scherer
 Architect: Bildsten Sherwin Design

(This is a revised project description. The proposal is for a new 1,345 square foot, two-story single-family residence and a detached 440 square foot two-car garage. The existing 1,250 square foot one-story single-family residence and detached 240 square foot garage will be demolished. A zoning modification was approved to allow the garage to encroach in the interior setback. The proposed total of 1,785 square feet on the 4,662 square foot lot is 75% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 006-09.)

Actual time: 4:09 p.m.

Present: Susan Sherwin, Architect of record; Mary Scherer, Owner.

Public comment opened at 4:16 p.m.

An opposition letter from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Consent Calendar, with the following conditions: 1) the massing, colors, contemporary style and fenestration are compatible with the Mediterranean style of the architecture; the reduction in the size of the house is appreciated; landscaping is appropriate, 2) exterior light fixtures are to be of a black finish and the cut sheet is to be reproduced on the drawings and on the electrical plan, 3) provide parapet flashing details, 4) provide detail of deck railing.

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

**** THE BOARD BRIEFLY RECESSED AT 4:25 P.M., AND RECONVENED AT 4:38 P.M. ****

SFDB-CONCEPT REVIEW (CONT.)

4. 940 COYOTE RD

A-1 Zone

(4:45)

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.)

(Story poles will be installed at the project site on Thursday before the hearing. Action may be taken if sufficient information is provided.)

Actual time: 4:38 p.m.

Present: Brian Nelson, Architect.

Public comment opened at 4:58 p.m.

1. An opposition letter from Paula Westbury was acknowledged.
2. Seth Olitsky, opposed; submitted letter and photos of the area: concerns regarding driveway easement, location of gate, roof line, private views, size of house is getting larger and is not like-for-like rebuild.
3. Jeff Shelton, Mountain Drive Community Association and F. D. Robinson Review Board, opposed; does not conform to hillside, south elevation is not compatible with the neighborhood with a three story face on the hillside.
4. Henry Childs, Mountain Drive Community Association, opposed; not compatible with size, bulk and scale of the neighborhood and FARs, the south elevation, and massing not compatible with surrounding neighborhood.
5. Don Gragg, opposed; agrees with previous comments.
6. Dan George, project contractor, in support; proposal is smaller and lower than previous house on site.

Public comment closed at 5:10 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the story poles.
- 2) The ridge height is acceptable.
- 3) The location of the house on the site is acceptable.
- 4) The general improvement in architectural styles and color choices are appreciated.
- 5) Study the apparent height and size, bulk and scale.
- 6) Provide site topography to see if the contours are working in relation to the existing house.
- 7) Study gate to be located back from the street
- 8) Confirm is gate is permitted in the public right of way.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1689 FRANCESCHI RD

A-1 Zone

(5:15) Assessor's Parcel Number: 019-021-019
 Application Number: MST2009-00141
 Owner: Jason Yardi
 Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage, and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages. One garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline FAR.)

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

Actual time: 5:37 p.m.

Present: Jeff Shelton, Architect; Robin and Jason Yardi, Owners.

Public comment opened at 4:45 p.m.

1. An opposition letter from Paula Westbury was acknowledged by the Board.
2. Maxine Jagiello, neighbor, opposed; expressed concerns regarding reflective noise, lighting from the proposed project, impacts to public views, over-shadowing from the proposed two-story studio building with windows affecting privacy issues, parking impacts, and that colors of the building's trim and walls should blend with the natural woodland setting of the area.
3. Susan Billig, adjacent neighbor, opposed; expressed concerns regarding proximity of project, bulky size of the eastern face elevation, colors of walls and trim should be more natural, privacy issues, evening lighting impacts, and parking and asphalt lane deterioration and impacts during construction.

Public comment closed at 5:56 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Remove paving to east of existing garage.
- 2) Fire Department to review driveway width.
- 3) Consider chipseal for driveway.
- 4) Restudy colors to be more compatible with the woodland using a natural earth tone color palette.
- 5) Restudy fenestration to be more traditional and study the amount of fenestration.
- 6) Provide photographs that address adjacent neighborhood privacy issues.
- 7) Provide elevation drawings that include trees showing the natural setting.
- 8) Provide exterior lighting details.
- 9) Study roof tiles and materials to reflect natural surroundings.
- 10) Provide a landscape plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 960 W MOUNTAIN DR****A-1 Zone**

(5:50) Assessor's Parcel Number: 021-050-057
 Application Number: MST2009-00149
 Owner: Pike Riegert
 Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single-family residence, with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

(Site Concept Review will precede a review of the architecture. Action may be taken if sufficient information is provided.)

Actual time: 6:16 p.m.

Present: Jeff Shelton, Architect; Jane and Pike Riegert, Owners.

Public comment opened at 6:31 p.m.

1. An opposition letter from Paula Westbury was acknowledged by the Board.
2. Henry Childs, Mountain Drive Neighborhood Association, supported; approved of proposed project in size and neighborhood compatibility.

Public comment was closed at 6:32 p.m.

Motion: The proposed location for the house is acceptable.

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

Motion: Preliminary Approval and continued two weeks to Full Board for in-progress review, 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 comments:

- 1) Study the parking situation to allow guests to turn around.
- 2) Study fenestration and the overhangs to improve the architecture.
- 3) Provide a landscape plan.
- 4) Size, bulk, scale are acceptable; the project is compatible with the neighborhood, is sensitively tucked into the hillside.

Action: Deisler/Carroll, 5/1/0. Motion carried. (Zink opposed, Woolery absent).

ADJOURNMENT

The Full Board meeting was adjourned at 6:56 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 403 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-008
 Application Number: MST2009-00016
 Owner: Richard Curtis
 Applicant: Kelly Voyson
 Engineer: EDL Structural Engineering

(Proposal to rebuild a one-story single-family residence with partial basement and attached two-car garage destroyed in the Tea Fire. The proposal includes minor additions of 56 square feet to kitchen area and 78 square foot addition to east side of house, resulting in a 1,346 square foot one-story single-family residence with a 482 square foot basement, a 483 square foot attached garage and three decks that total 250 square feet. The total of 2,311 square feet on the 21,067 square foot lot located in the Hillside Design District is 49% of the maximum guideline floor to lot area ratio [FAR]. Staff Hearing Officer approval of a zoning modification may be requested if minor additions or alterations to the garage are proposed in the setbacks.)

(Final approval of landscape plan is requested.)

Final Approval of landscaping.

NEW ITEM**B. 1957 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-050-001
 Application Number: MST2009-00153
 Owner: John Gettings and Maureen O'Connor

(Proposal to rebuild with minor revisions a one-story 1,743 square foot house and attached 437 square foot attached two-car garage destroyed in the Tea Fire. The proposed total of 2,180 square feet on the 26,111 square foot lot in the Hillside Design District is 46% of the maximum guideline FAR.)

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

Final Approval of architecture with 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) Understory of oaks to be planted with native seed mix.
- 2) Add small lawn at northwest corner.

FINAL REVIEW**C. 352 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-030
 Application Number: MST2009-00042
 Owner: Tim McCollum
 Architect: John Kincade
 Contractor: Donald Leitch

(Proposal to replace a 1,296 square foot single-family residence, attached 342 square foot two-car garage, and 410 square foot deck destroyed in the Tea Fire. The project includes increasing the house to 1,500 square feet and garage to 400 square feet with total additions on all sides to be 250 square feet. Also proposed is an under-story of approximately 250 square feet. The existing development was nonconforming to all setbacks and open yard requirements. Staff Hearing Officer approval is requested for modifications to allow encroachment into the front and interior setbacks, and to provide less than the required open yard area. The project is located on a 7,900 square foot lot in the Hillside Design District. The proposed total of approximately 2,150 square feet is 68% of the maximum FAR.)

(Final approval of architecture and landscaping is requested.)

Final Approval of architecture, and continued one week to the Consent Calendar for landscaping.

NEW ITEM**D. 656 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-282-005
 Application Number: MST2009-00166
 Owner: James Kay Jr.
 Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story, single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline FAR.)

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

Preliminary Approval for architecture with 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 for final approval and landscaping with comments:

- 1) Study driveway materials. Study turfblock or grasscrete for turnaround areas.
- 2) Study muted green roof, screen rooftop mechanical equipment.
- 3) Protect lower edge of building site from erosion.
- 4) Show existing ficus trees. The loss of the large ficus tree should be mitigated with 3 box trees.
- 5) Provide detail of pool fencing.
- 6) Show setbacks on plans.
- 7) Show wall on rear elevation.
- 8) Provide a landscape plan with Fire Department's stamp.
- 9) Size is appropriate, uses muted colors, is compatible with neighborhood.

FINAL REVIEW**E. 2109 STANWOOD DR****A-1 Zone**

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

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

(Final approval of architecture is requested.)

Final Approval with the condition that the ends of the iron scrollwork to be tapered. Continued to Consent for landscaping.

NEW ITEM**F. 1565 FRANCESCHI RD****A-1 Zone**

Assessor's Parcel Number: 019-101-012
 Application Number: MST2009-00164
 Owner: Robert Zorich
 Architect: Kirk Gradin

(Proposal for 1,037 square feet of new patio area and 1,523 linear feet of retaining walls. The project includes a spa and 85 cubic yards of fill grading. The project is located on a 22,000 square foot lot in the Hillside Design District.)

(Comments only; project requires environmental assessment.)

Preliminary Approval with 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) Project provides quality workmanship, uses curved and softened design, retains all trees in front, and is compatibility with neighborhood.
- 2) Plaster to be earth tones or a darker color to match the stone.
- 3) Wrought iron railing to match existing.
- 4) Return with landscaping.
- 5) Provide a plant list for area between walls.
- 6) Study climbing vines or other surfacing on walls.

NEW ITEM**G. 845 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004
 Application Number: MST2009-00162
 Owner: Margaret Carswell Family Trust

(As-built deck and screening for water storage tanks.)

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

Continued two weeks with comment to cut the posts of the deck to rail or floor height and remove framing underneath. Screening is acceptable as submitted.

The Consent Calendar was reviewed by Glen Deisler with the exception of Item D reviewed by Paul Zink, and landscaping for Items A and B reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician.