



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 27, 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	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- **APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single- or multiple-family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On Wednesday, April 22, 2009 at 4:00 p.m., the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER.

The Full Board meeting was called to order at 3:08 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein (3:08), Carroll (left at 6:44), Deisler, Mahan, Mosel, Zink
Members absent: Woolery

Staff present: Boughman, Limon (from 3:05 until 3:52 p.m.), Shafer

GENERAL BUSINESS:

A. Public Comment – None.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of April 13, 2009, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of April 20, 2009. The Consent Calendar was reviewed by Glen Deisler, with the exception of the landscaping for Items A through E reviewed by Erin Carroll.

Action: Zink/Mosel, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of April 27, 2009. The Consent Calendar was reviewed by Glen Deisler, with the exception of the landscaping for Items A through I reviewed by Erin Carroll.

Action: Bernstein/Mosel, 6/0/0. Motion carried.

Mr. Limon stated that he is concerned about the growing number of items on Consent Agenda. Chair Mahan responded that he and Board members Zink and Mosel are available to assist for long agendas.

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

1. Mr. Boughman announced made the following announcements:

- a) Item #6,119 Cedar Lane, is postponed at the applicant's request.
- b) Denise Woolery will not attend the meeting.

2. Mr. Zink requested clarification of the Zoning Ordinance with regard to architectural projections. Mr. Boughman explained that there have been no recent changes regarding bay windows.

E. Subcommittee Reports - None.

F. Possible Ordinance Violations - None.

DISCUSSION ITEM:

Presentation and Discussion of the Proposed Financial Plan and Operating Budget for Fiscal Year 2010
 (3:10) City Staff: Bettie Weiss, City Planner

Actual time: 3:19

Present: Bettie Weiss, City Planner.

Ms. Weiss provided a presentation of the Proposed Financial Plan and Operating Budget and was available to respond to questions from the Board.

Board member comments:

It was suggested that appeal fees are low and to study having a higher appeal fee for developers and other large entities. Study ways to reduce multiple appeals of the same project. Study increasing design review fees after the third hearing. One Board member can support the budget contingency to eliminate the stipend paid to Board and Commission members, but prefers continuing the meal during the Board's recess. One Board member is not concerned with the loss of the stipend itself, but believes that volunteers should be recognized for their service. Reducing the ABR and HLC to seven members would save money on stipends. One Board member is concerned that Police and Fire Departments are not required to reduce expenses as much as other departments. Consider charging higher fines for those who repeatedly violate the Zoning Ordinance.

SFDB-CONCEPT REVIEW (CONT.)**1. 1633 OVERLOOK LN****E-1 Zone**

(3:30) Assessor's Parcel Number: 015-191-001
 Application Number: MST2009-00092
 Owner: Steve McHugh
 Architect: Tom Meaney

(Revised proposal to convert an existing attached 564 square foot two-car garage to living space, construct a 430 square foot one-story addition at the rear, and a 462 square foot two-car detached garage. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and a new pool in the front yard. Staff Hearing Officer approval of a modification is requested to allow the open yard area to be located in the front yard. The proposed total of 3,715 square feet on the 25,236 square foot parcel is 78% of the maximum guideline floor to area ratio [FAR].)

(Comments only; project requires Staff Hearing Officer approval of a modification.)

Actual time: 3:52

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

Public comment opened at 3:57 p.m. As no one wished to speak, public comment closed.

Motion: Continued to Staff Hearing Officer with the following comments:

- 1) Locating the open yard area in the front yard is acceptable.
- 2) Show vine planting that will cover the fence at the pinch point, providing screening for the neighbors.
- 3) Provide fenestration for the cupola.

- 4) Provide a pedestrian walkway in stone or similar material from front property line to the front door.
- 5) Verify the FAR.

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

REVIEW AFTER FINAL

2. 197 LOMA MEDIA RD

E-1 Zone

(4:00) Assessor's Parcel Number: 019-261-023
 Application Number: MST2006-00704
 Owner: Molly Diane Houston
 Architect: Christine Pierron

(Proposal for 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.

(Second review of Review After Final to add elevator tower.)

Actual time: 4:10

Present: Christine Pierron, Architect.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of the Review After Final as submitted.

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

*** The Board recessed from 4:17 until 4:21 p.m. ***

PRELIMINARY REVIEW

3. 1327 CRESTLINE DR

E-1 Zone

(4:30) Assessor's Parcel Number: 049-252-005
 Application Number: MST2008-00325
 Owner: Jorge Escamilla
 Architect: Jose Luis Esparza

(Proposal for a new 1,226 square foot second-story, and a 68 square foot first-floor addition for an existing 1,945 square foot one-story single-family residence, including attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.)

Actual time: 4:21

Present: Jose Esparza, Architect.

Public comment opened at 4:29 p.m. As no one wished to speak, Public comment was closed.

Motion: 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 on Consent Calendar with the following conditions and comment:

- 1) Restudy the colors to be lighter.
- 2) Study the master bath windows for height above finished floor. Sash on small windows should be appropriate to window sizes.
- 3) Study the connection from front door to street sidewalk separate from driveway.
- 4) Restudy the front landscaping to minimize the decomposed granite to a walking path width to avoid parking vehicles.
- 5) Incorporate Oak tree protection notes on the landscape plan.
- 6) Verify with Parks Department the Orchid tree as an appropriate street tree.
- 7) Include water compliance statement and irrigation notes on the landscape plan.
- 8) The project replaces hardscape with landscaping; the two-story massing is compatible with neighborhood; the size, bulk, and scale are compatible with the neighborhood; materials are appropriate for the neighborhood.

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

The ten-day appeal period was announced

SFDB-CONCEPT REVIEW (CONT.)

4. 940 COYOTE RD

A-1 Zone

(5:00)

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. 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.)

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

Actual time: 4:46

Present: Brian Nelson, Architect

Jaime Limon, Senior Planner, explained that the existing house was non-conforming to SFDB FAR guidelines and requested the Board apply fairness to a Tea Fire victim who wishes to rebuild and is taking the opportunity to make interior refinements at the understory. The Board should determine if the proposal is close enough to like-for-like to remain non-conforming, keeping in mind that the applicant is entitled to replace what existed.

Public comment opened at 5:08 p.m.

- 1) Claire Gottsdanker, opposed: President Mountain Drive Community Association, project is not compatible with neighborhood, open pools may not meet state fire code for fire suppression; house

not screened by vegetation, night glow from windows.

- 2) Henry Childs, opposed: site is exposed to street, concerns about apparent height, hotel-like structure, size, bulk, and scale not compatible with neighborhood.
- 3) Seth Olitsky, opposed: addressed concerns about widening his driveway and location of the gate; concerned about the garage addition and potential for renting rooms; vegetation for screening poses fire hazard.
- 4) Jeff Shelton, F. D. Robinson Review Board, opposed: three story not compatible with neighborhood; screening is not a solution; night glow.

Public comment closed at 5:23 p.m.

Motion: 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 return to the Full Board for in-progress review with the following comments:

- 1) Study moving the lower front deck wall back and adding a terrace, and using additional planters.
- 2) Verify that a 700 square foot garage is allowable, as existing structures total more than 750 square feet.
- 2) Carried forward comments #7 and 8 from the minutes of 4/13/09: 7. Study the gate to be located back from the street; 8. Confirm that gate is permitted in the public right of way.
- 3) Confirm that the pool and improvements that are allowed in the front yard setback.
- 4) Study reducing the void at the stairs from west parking area to the upper terrace deck.
- 5) Study grading at southwest corner, soften building by filling against building.
- 6) Reduce the sun deck size.
- 7) Provide a color and materials board.
- 8) Study exterior lighting and the possibility visible night glow.
- 9) Considering night glow, study all window sizes, reduce where possible.
- 10) The height is appropriate as the overall height is not increasing; project has been relocated and pushed back to reduce impacts to Coyote Road and neighbor above; the previous deck had under-story and new square footage will be located under the deck that previously had lattice screen work. The quality of architecture and materials are appropriate to Santa Barbara.
- 11) Correct the FAR calculations.

Action: Zink/Deisler, 5/1/0. Motion carried. (Mosel opposed due to size. Woolery absent.)

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**5. 1689 FRANCESCHI RD****A-1 Zone**

(5:30) 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.)

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

Actual time: 6:02

Present: Jeff Shelton, Architect; Jason Yardi, Owner.

Public comment opened at 6:18 p.m.

Maxine Jagiello, opposed: concerned that the novelty architecture might become a tourist attraction.
 Public comment closed.

Public comment was reopened at 6:31 p.m.

Public comment e-mails/letters from Maxine Jagiello, Susan Billig, and Kilburn and Sheryl Roby were acknowledged.

Public comment was closed.

Motion: 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 to Full Board with the following conditions and comments:

- 1) Study the chimney ornamentation and architectural details.
- 2) Clarify the driveway width for Fire Department access.
- 3) Study additional lighting, including interior stairwell lighting.
- 4) Incorporate the Oak Tree Protection Measures on plans.
- 5) Replace invasive plant species with native ground cover.
- 6) The project provides quality architecture and building materials, significant setbacks from the property line; the size, bulk, and scale is diminutive; the significant landscaping will remain unchanged; neighborhood compatibility is acceptable.

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

The ten-day appeal period was announced.

***** THE BOARD RECESSED FROM 6:44 UNTIL 7:06 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**6. 119 CEDAR LN****E-1 Zone**

(6:20) Assessor's Parcel Number: 015-092-005
 Application Number: MST2009-00065
 Contractor: Arnold Brothers Construction
 Owner: Kurt Huffman Trust

(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.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

Postponed at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 157 LA JOLLA DR****E-3/SD-3 Zone**

(6:50) Assessor's Parcel Number: 041-362-005
 Application Number: MST2006-00208
 Owner: Gary and Michelle Covington
 Designer: Ron ??

(Proposal for a new 2,258 square foot two-story, single-family residence and attached 428 square foot garage on a vacant lot. The proposed total of 2,686 square feet on the 25,391 square foot lot in the Coastal Zone and the Hillside Design District is 56% of the maximum guideline floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

(Site Concept Review will precede a review of the architecture. Comments only; project requires Planning Commission approval of a Coastal Development Permit.)

Actual time: 7:06

Present: Gary Covington, Owner; Ron Witstrum, Designer.

Mr. Covington, read his comments to the Board.

Motion: The house belongs within blue lines.

Action: Zink/Deisler

Mr. Boughman reminded the Board that the FAR guidelines do not apply to buildings under 17 feet in height.

Public comment opened at 7:21 p.m.

1. Patricia Craddock, opposed: addressed concerns for the sea cliff bluff; protection from increased development; geological analysis is needed; slope instability.
2. Karen Buchanan: concerned about potential premature design review process; cliff stability; incorrect setback; setbacks; sheer to cliff below; city and coastal commission regulations; increased drainage.
3. Two letters in support from Robert Erickson, and Felisha Kashevaroff were acknowledged.
4. A letter from Janet McGinnis, Attorney, expressing concerns was acknowledged.

Public comment closed at 7:30 p.m.

Motion: **The location of the project on the vacant site is acceptable.**

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

Motion: **Continued indefinitely to the Planning Commission with the following comments:**

- 1) Concerns were expressed by neighbors concerning the geology.
- 2) There is concern among the neighbors regarding drainage and flooding of the cul-de-sac. Provide site and street drainage to the street.
- 3) Provide nine foot wide garage doors.
- 4) Provide stone chimneys.
- 5) The architecture is very appropriate to the neighborhood and site.

Action: Deisler/Mosel, 4/0/1. Motion carried. (Bernstein abstained. Carroll and Woolery absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 581 LAS ALTURAS RD

E-1 Zone

(7:25) Assessor's Parcel Number: 019-281-007
 Application Number: MST2009-00170
 Owner: Bradley Vernon
 Architect: Leonard Grant

(Proposal to demolish an existing 2,040 square foot one-story, single-family residence and 616 square foot garage, and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Actual time: 7:46

Present: Leonard Grant, Architect; Bradley Vernon, Owner.

Public comment opened at 7:58 p.m.

1. Ann Lorimer, in support but concerned about the height of project and landscaping of slope.
2. June Chanson: in support, but the pavilion needs study, would like story-poles; concerned about pool size.

Public comment closed at 8:05 p.m.

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

- 1) Restudy the accessory pavilion to be compatible with house.
- 2) Study chimney height and design.
- 3) Study the master bedroom trellis.
- 4) Study a hipped master bath roof.
- 5) Provide mission tile roof with a double starter course.
- 6) Install one story pole showing roof height.
- 7) Study a higher wall plate with finial at the breakfast area.
- 8) Restudy round roof next to front door.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 320 SANTA CRUZ BLVD****E-3/SD-3 Zone**(8:00)

Assessor's Parcel Number: 045-032-016
 Application Number: MST2009-00123
 Owner: Stewart Family Trust
 Architect: Gregory Jenkins

(Proposal to construct a 455 square foot second-floor addition, a 19 square foot first-floor addition, a 190 square foot second-floor deck, a 300 square foot terrace, and demolition of 192 square feet of accessory space. The existing 982 square foot one-story single-family residence with a detached 296 square foot one-car garage is located on a 4,801 square foot lot in the Hillside Design District. The proposed total of 1,768 square feet is 74% of the maximum FAR.)

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

Actual time: 8:21

Present: Gregory Jenkins, Architect.

Public comment opened at 8:29 p.m.

Doris Blethrow, in support but with concerns for the balcony facing her property.

Public comment closed at 8:30 p.m.

Motion: 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 to Consent Calendar with the following comments:

- 1) Provide cut sheet for the new garage door, carriage style with fenestration is preferred.
- 2) The new roof is to match the existing roof color.
- 3) Shorten the second-story deck 12 inches and align it with the hipped corner.
- 4) Provide a color elevation for review of the painted plaster and wood siding.
- 5) Study the entry porch and corner post.
- 6) Remove any unnecessary concrete from the driveway and replace with appropriate landscaping to soften the two-story wall.
- 7) Study the west elevation.

- 8) The project is appropriate for the neighborhood; provides quality materials; will provide additional landscape; the size, bulk, and scale are appropriate for the neighborhood.

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

The ten-day appeal period was announced.

ADJOURNMENT

The Full Board meeting was adjourned at 8:48 p.m.

CONSENT CALENDAR – (11:00)

NEW ITEM

A. 646 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-282-006
 Application Number: MST2009-00175
 Owner: Henry Jefferson
 Architect: CTA Architects

(Proposal to rebuild a 1,587 square foot single-family residence and 500 square foot attached garage destroyed in the Tea Fire. The proposal is to rebuild a similar structure of the same size in the same footprint as the prior house using the previous foundation and site walls. The proposed total of 2,087 square feet on the 24,951 square foot lot in the Hillside Design District is 44% of the maximum guideline floor to lot area ratio [FAR].)

(Public Hearing. Second review. Action may be taken if sufficient information is provided.)

Final Approval as submitted. The light fixtures and garage door are shown on cut sheets.

NEW ITEM

B. 2111 STANWOOD DR A-1 Zone

Assessor's Parcel Number: 019-041-026
 Application Number: MST2009-00173
 Owner: MacMillan Family Trust
 Architect: Steve Dowty
 Engineer: Morgan Jones
 Contractor: Thomas Bortolazzo Construction

(Proposal to rebuild a 2,706 square foot two-story single family residence and attached 482 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline FAR.)

(Concept review; comments only.)

Continued one week to Consent Calendar. Meet with Zoning Staff to discuss modification request, a modification is supportable. Additional square footage is supportable. Verify if the understory is permitted.

FINAL REVIEW

C. 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 landscape plan is requested.)

Final Approval of the landscape with condition to update and comply with water compliance statement.

FINAL REVIEW

D. 428 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-011
 Application Number: MST2009-00110
 Owner: Duncan A. and Maria Theresa Thomas
 Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing Officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum FAR.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 027-09.)

Final Approval as submitted of the architecture. Final Approval of the landscape with conditions: 1) add water compliance statement; 2) obtain Fire Department approval stamp.

FINAL REVIEW**E. 950 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-005
Application Number: MST2009-00168
Owner: Olitzky Family Trust

(Proposal to rebuild a 2,287 square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,687 square feet on the 1.1 acre lot in the Hillside Design District is 54% of the maximum guideline FAR.)

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

Final Approval of the architecture and landscaping with conditions: 1) railing at south terrace should match the color of the light fixtures and front doors; 2) show plant sizes and species on plans; 3) include water compliance statement on plans.

FINAL REVIEW**F. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal, Andrulitaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Final approval of architecture and landscaping is requested.)

Final Approval as noted of the architecture and landscaping. Cut sheets provided for exterior architectural lighting and gate lighting. Staff may approve wall and gate if they conform to Zoning Ordinance.

FINAL REVIEW**G. 1651 SYCAMORE CANYON RD****A-1 Zone**

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

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 3,804 square feet of additions including a one-car garage, and 50 cubic yards of cut and fill grading. 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 8,610 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

Final Approval of the architecture and return for staff approval of the landscaping with conditions: 1) call out sizes of plants; 2) include water compliance statement; 3) new planters will tie into existing irrigation system; 4) use copper gutter and downspouts; 5) use white aluminum-clad windows.

CONTINUED ITEM**H. 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.)

Postponed indefinitely due to the applicant's absence.

FINAL REVIEW**I. 1057 ARBOLADO RD****E-1 Zone**

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

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

Final Approval with the condition to substitute Aloe Bainsii for the Jacaranda and Mission Olive trees.

REVIEW AFTER FINAL**J. 2290 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-072-014
 Application Number: MST2008-00262
 Owner: Donald Oas
 Agent: Sophie Calvin
 Landscape Architect: Paul Wolthausen

(Proposal for a 134 square foot first floor addition, a 580 square foot second story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

(Review After Final to add gable roof to covered porch, new fireplace under covered porch, change single door to double French doors at east elevation, replace French doors with window near front door, remove window on west elevation.)

Approval of the Review After Final as submitted.

NEW ITEM**K. 1412 CLEARVIEW RD****R-1 Zone**

Assessor's Parcel Number: 041-102-015
 Application Number: MST2009-00010
 Owner: John and Carol V. Dell
 Contractor: Gillatt Contracting Services

(Proposal to permit the "as-built" replacement of six white vinyl, dual glazed windows and maintenance improvements to an existing exterior staircase. Also proposed is the removal of an illegal parking space in the front yard. This project is to abate exterior zoning violations in ENF2008-00310.)

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

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 comments: 1) it is understood that the front paving stone area is clearly not big enough for a parking space and owner agrees it will not be used for parking; 2) the project provides maintenance and repair; is compatible with the neighborhood; and the bulk, mass, and scale are not changed.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of all landscaping for Items A through I, reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.