



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 08, 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
 MICHELLE BEDARD, 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	Master Application & Submittal Fee - (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.
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 Thursday, June 04, 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 3:04p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery
Members absent: Zink
Staff present: Bedard, Limon (3:00 to 3:51), 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 May 26, 2009, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar. The Consent Calendar of June 1, 2009 was reviewed by Glen Deisler with the exception of the landscaping for Items C, C and H, reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar. The Consent Calendar of June 8, 2009, was reviewed by Glen Deisler with the exception of the landscaping for Items A through G, reviewed by Erin Carroll, and landscaping for Item H reviewed by Denise Woolery.

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

Public comment:

Carrie Garner: Requested that the Board reconsider the Preliminary Approval of 3750 Meru Lane. Expressed concerns about size, flood control, and use of entire lot in FAR calculations. Not opposed to development, but concerned about environmental impacts.

Mr. Mahan suggested filing an appeal to City Council as the Board will not reconsider the item.

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

Mr. Mahan announced that he will be on vacation July 5 through 19, 2009.

E. Subcommittee Reports: No reports.

F. Possible Ordinance Violations: No violations.

DISCUSSION ITEM**(3:15) GLASS RAILINGS**

Staff: Jaime Limón, Senior Planner

Actual time: 3:37 p.m.

Mr. Limon explained that originally the ABR had concerns with windscreens used for deck railings with potential for increased glare. The ABR requested that Staff prepare a guideline for reviews that would not prohibit glass railings entirely. Mr. Limon suggested keeping the existing Single Family Residence Design Guideline language which calls for the Board's judgment as to whether glass railings will be highly visible and subject to glare rather than prohibiting all glass railings.

Mr. Mahan suggested revising the language to make clear that glass rails, although not prohibited are subject to the Board's review. Mr. Mahan noted that darker tinted glass railings provide greater reflection. Mr. Mosel showed photographic examples of positive and negative glass railings.

Public comment opened at 3:44 p.m.

1. Raymond Appleton: Guideline language should be clear that glass railings are not prohibition but are subject to design review.
2. Kathy Cook: requested clarification of glass guard rail heights.

Public comment was closed at 3:49 p.m.

Members Bernstein, Mosel, and Carroll agreed to serve on a subcommittee to study enhancing the language of the guideline for clarity.

PRELIMINARY REVIEW**1. 1600 W MOUNTAIN DR****A-1 Zone**

(3:30) Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Gardner Family Trust 3/29/00
 Applicant: Laura Bridley
 Architect: Bruce Biesmon-Simons
 Owner: Ted Gardner

(Revised proposal to construct a new 4,997 square foot, three-story, single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 026-09.)

Actual time: 3:51

Present: Bruce Biesmon-Simons, Architect; Laura Bridley, Applicant; Charles McClure, Landscape Architect.

Public comment opened at 4:08 p.m.

1. A letter from Theodore Gardner, owner, was acknowledged.
2. A letter in opposition from Paula Westbury was acknowledged.
3. Henry Childs, Mountain Drive Community Association: addressed fenestration, lighting, siding, colors, and heights in comparison to those of the closest homes.

Public comment closed at 4:15 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 indefinitely for in-progress review with the following conditions and comment:

- 1) Provide additional gate details.
- 2) Provide a darker siding to blend with the hillside.
- 3) Study a stone ditch at the rear, rather than concrete drainage.
- 4) Study the stainless steel railing to be darker.
- 5) Study having a variety of compatible colors for the building.
- 6) Provide additional landscaping and trees with appropriate spacing.
- 7) Provide permeable paving.
- 8) Book title signage to be reviewed by the Sign Committee.
- 9) Staff to confirm, with appropriate entity, how much of the previous house is required to be demolished (i.e. chimneys).
- 10) The project provides neighborhood compatibility, quality architecture, and the size, bulk, and scale are appropriate.

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

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

5:18 p.m. The motion was amended to include Neighborhood Preservation comments.

SFDB-CONCEPT REVIEW (CONT.)**2. 119 CEDAR LN****E-1 Zone****(4:00)**

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

(Revised proposal for remodel and a 215 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 2,051 square feet on the 7,700 square foot lot in the Hillside Design District is 66% of the maximum FAR.)

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

Actual time: 4:42

Present: Mathew and Nathaniel Arnold, Contractors.

Public comment opened at 4:50 p.m.

1. Phil Beautrow, opposed: the revised plans do not show reduced plate or roof heights.
2. Emily Nichols, opposed: concerned about roof heights and loss of sunlight;
3. Prem Krish, opposed: massing and roof ridge height have not been reduced.
4. A letter from Brook Ashley expressing concerns that house is too top-heavy was acknowledged.

Public comment closed at 4:58 p.m.

Straw vote: how many feel can support the garage conforming to width as presented? 6/0/0.

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

- 1) Provide window details.
- 2) Show window break up in a consistent and traditional manner.
- 3) Lower the entry roof eaves to be more human scale and extend for sheltering.
- 4) Reduce the garage door height. The Board is in favor of a conforming (20 x 20) garage.
- 5) Reduce the north side plate height to 8 feet.
- 6) Provide a color board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1337 CLIFF DR****E-3/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 045-041-004

Application Number: MST2009-00200

Owner: Michael Harrison

(Proposal for a 228 square foot first-floor addition, conversion of the existing attached 372 square foot garage to habitable space, and a new 683 square foot second-story for an existing 1,199 square foot one-story single-family residence. The project includes a new 414 square foot attached two-car garage. Staff Hearing Officer approval of a modification is requested for conversion of garage space within the interior setback. The proposed total of 2,926 square feet is 91% of the maximum FAR ratio.)

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

Actual time: 5:18

Present: Michael Harrison, Owner.

Public comment opened at 5:24 p.m.

A letter from Helene Mussback, addressing concerns with the scope of the project was acknowledged.
Public comment closed.

Straw vote: how many Board members can support a second floor deck? 3/3/0.

The applicant agreed to revise the floor plan to simplify.

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

- 1) Restudy the windows for consistency throughout.
- 2) Restudy the entry door to be more charming.
- 3) Provide a garage door cut sheet.
- 4) Reduce the second-floor deck considerably.
- 5) Simplify the overhangs.
- 6) Study the front elevation to have more setback, breakup, and interest.
- 7) Reduce the second floor and garage plate heights.
- 8) Restudy chimney wall.

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

The Board recessed from 5:45 p.m. until 5:51 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1935 E LAS TUNAS RD****A-1 Zone**

(5:05) Assessor's Parcel Number: 019-083-006
Application Number: MST2007-00504
Owner: Ann Sarkis
Architect: Peter Becker

(Proposal for major remodeling and a new 645 square foot second-story, a 95 square foot first-floor addition, and demolition of 12 square feet. The existing 2,717 square foot one-story single-family residence and 491 square foot attached two-car garage are located on a 36,580 square foot lot in the Hillside Design District. The proposed total of 3,936 square feet is 80% of the maximum guideline FAR.)

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

Actual time: 5:51

Present: Peter Becker, Architect; Tom Henson, Architect; Ann Sarkis, Owner.

Public comment opened at 5:58 p.m.

1. James Phillippi, opposed: addressed guidelines and findings, concerned about roof height and grading.
2. Ursula Schmidt, opposed: addressed the mass, bulk, and scale, and loss of sunlight and privacy.
3. Steve Patchen, opposed: addressed loss of views; mass, bulk, and scale are not compatible with the neighborhood.
4. Doug Singletary, opposed: addressed concerns about lighting.
5. Philip Suding, opposed: concerned about sitting of two story addition does now follow guidelines and impacts neighbor to the west. Suggested showing neighboring building footprints on plans.
6. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:11 p.m.

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

- 1) As presented the proposal is not acceptable.
- 2) Restudy the proposal to appear less massive.
- 3) Verify that the over-height gate is permitted.
- 4) Provide an updated site plan, and show neighboring properties on either side.
- 5) The roof appears too massive.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2201 STANWOOD DR****A-1 Zone****(5:40)**

Assessor's Parcel Number: 019-034-003

Application Number: MST2008-00413

Owner: Vaidotas Vaitys and Judith Miltner-Vaitys

Designer: Tony Xiques

(Proposal to permit as-built work consisting of a 238 square foot porch enclosure, converting 494 square feet of detached accessory space back to garage space, interior remodel, and a footbridge across a tributary of Sycamore Creek. Also proposed is a new 39 square foot addition to the garage, removal of storage sheds from the setback, and trimming front hedge to 3.5 feet for traffic safety. The existing one-story 1,725 square foot single-family residence is located on a 1.2 acre lot in the Hillside Design District. The proposal will abate violations in ENF2007-01003. Staff Hearing Officer approval of a modification is requested to allow alterations to the house within the front setback. The proposed total of 2,457 square feet is 48% of the maximum guideline FAR.)

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

Actual time: 6:29

Present: Tony Xiques, Designer; Judith Miltner-Vaitys, Owner

Public comment opened at 6:39 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) The garage addition in the setback is acceptable.
- 2) The infill under the porch area is acceptable.
- 3) The property is not visible from the street and has two 35 foot setbacks.

Action: Mosel/Bernstein, 5/0/0. Motion carried. (Deisler served as Chair. Mahan stepped down, Zink absent.)

PRELIMINARY REVIEW**6. 2140 MISSION RIDGE RD****A-1 Zone**

(6:15) Assessor's Parcel Number: 019-071-003
Application Number: MST2008-00318
Owner: Disraeli Living Trust
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet of first-floor additions including a small storage building, and 77 square feet of second-floor additions. The proposal includes 171 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow the open yard area to be provided in the front yard. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

(Project requires compliance with a Planning Commission Resolution.)

Actual time: 6:47

Present: Pete Ehlen, Architect.

Public comment opened at 7:01 p.m.

Patricia Aoyama, concerned about loss of privacy from proposed windows at rear of the house and proposed water storage.

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 return on Consent Calendar with the following conditions and comment:

- 1) Provide additional landscaping for privacy at rear neighboring property.
- 2) Color scheme "A" is approved.
- 3) The project is compatible with the neighborhood; compatible in size, bulk, and scale; provides high quality materials.

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

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

ADJOURNMENT

The Full Board meeting was adjourned at 7:12 p.m.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 370 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-020
Application Number: MST2009-00267
Owner: Samuel and Susan Cathcart Trustees
Architect: John Beauchamp

(Proposal to permit the as-built conversion of an existing deck to a 109 square foot enclosed sunroom with exterior stairs and a 352 square foot understory room. The proposal includes window replacements, a new balcony, and minor repairs associated with damage from the Tea Fire. The proposed total of 3,139 square feet on the 20,754 square foot lot in the Hillside Design District is 67% of the maximum guideline FAR.)

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

Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code as noted on sheet A-4. The project provides quality design and materials; compatible mass, bulk, and scale; and more fire resistant.

CONTINUED ITEM**B. 114 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-042-008
Application Number: MST2009-00109
Owner: Jeff Chemnick Living Trust
Applicant: Steve Hausz

(Proposal to replace a one-story single-family residence and garage destroyed in the Tea Fire. Proposed is a new 2,612 square-foot two-story single-family residence and detached 750 square-foot three-car garage with 100 square feet of accessory space. The new project will be approximately 600 square feet larger and shifted slightly toward the north. The proposed total of 3,462 square feet on the 1.92 acre lot in the Hillside Design District is 63% of the maximum guideline FAR.)

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

Preliminary approval of the architecture 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 for the landscape plan and architectural details.

NEW ITEM**C. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013
Application Number: MST2009-00253
Owner: Terry W. and Jill Farrance
Architect: Steve Hausz

(Proposal to repair a house damaged in the Tea Fire. Proposed is repair of a portion of the first floor and add 176 square feet to the existing second floor of an existing 2,357 square foot two-story single-family residence. The existing detached 427 square foot garage was not damaged. Staff Hearing Officer approval is requested for a modification of the solar access ordinance. The proposed total of 2,960 square feet on the 28,745 square foot lot in the Hillside Design District is 58% of the maximum guideline FAR.)

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

Continued indefinitely to the Staff Hearing Officer with comments: The modification request is minor in nature and the architecture benefits from the proposed addition.

NEW ITEM**D. 746 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-003
Application Number: MST2009-00251
Owner: Steven Carter Trust

(Proposal for new retaining walls along the north property line approximately 100 feet long and east of the existing pool approximately 70 feet long. Add new wood deck and pool equipment slab. Add new gate on north side of existing residence. Add chain link fence to northeast corner of existing residence. There is an existing 1,650 square foot one-story house with a detached 500 square foot garage on a 14,670 square foot lot in the Hillside Design District.)

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

Final Approval as noted on sheet A-1 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 the retaining wall is compatible with guidelines, colors are appropriate; privacy is not an issue, the understory is screened, and mass, bulk, and scale are appropriate.

FINAL REVIEW**E. WESTMONT RD****SP-5 Zone**

Assessor's Parcel Number: 013-070-046
Application Number: MST2009-00008
Owner: Steven R. and Rebecca L. Hodson
Owner: Westmont College

(Proposal to reconstruct 14 single-family residences at Westmont College that were destroyed in the Tea Fire. Four different architectural models are proposed with tile roofs and stucco siding.)

(Final approval of landscaping is requested.)

Final Approval of the landscape plan with conditions to have a signed water compliance statement, repair the irrigation system.

FINAL REVIEW**F. 1050 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-032
Application Number: MST2009-00208
Owner: Mary Hegarty
Architect: Peter Becker

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a contemporary style 2,426 square foot two-story single-family residence and attached 460 square foot two-car garage, a 368 square foot uncovered deck, and 304 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 2,886 square feet on the 27,569 square foot lot in the Hillside Design District is 60% of the maximum guideline FAR.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution.)

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

REVIEW AFTER FINAL**G. 1021 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-053
Application Number: MST2008-00478
Owner: Orlich Michael and Tim Sulger
Designer: Ray Ames

(Proposal for two upper-level decks totaling 380 square feet at the rear of the existing 3,655 square foot two-story single-family residence. The project includes two new windows and a new door and demolition of the existing rear upper-level deck. The project is located on a 24,667 square foot lot in the Hillside Design District.)

(Review after final to increase rear deck width by three feet.)

Final Approval as submitted.

FINAL REVIEW**H. 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.)

(Final approval of architecture and landscaping is requested.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A through G reviewed by Erin Carroll, and landscaping for item H, reviewed by Denise Woolery. Staff present: Michelle Bedard, Planning Technician II; Jaime Limón, Senior Planner.