



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 22, 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 SUBMITTAL CHECKLIST (See ABR 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 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. , Present
- 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 (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 SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. **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. 4:30 p.m., Monday through Thursday, and every other Friday, or by email at toughman@santabarbaraca.gov. Please check our website under City Calendar to verify 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 18, 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 3:03 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Mahan, Mosel, Woolery, Zink (arrived at 3:05).

Members absent: Deisler

Staff present: Boughman, Shafer

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes of June 8 was postponed two weeks.**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of June 15. The Consent Calendar was reviewed by Glen Deisler, except Item E reviewed by Glen Deisler and Gary Mosel.

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

Motion: Ratify the Consent Calendar of June 22, 2009. The Consent Calendar was reviewed by William Mahan, except Items B, D, and H, reviewed by Gary Mosel, and landscaping for Items B, D, and H reviewed by Erin Carroll.

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

Mr. Mahan informed the Board that the project at 1105 N. Ontare was referred to the Full Board because a number of prominent stairs at the rear were installed without permit, because spiral stairs which were reviewed by the ABR were not installed as approved; and because of inconsistencies of window types.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**1. Mr. Boughman announced the following changes to the agenda:**

- a) Item D, 931 Coyote Rd., was referred from Consent Calendar to the Full Board and will be heard as the last item.
- b) Item #6, 1131 Del Sol, was postponed 2 weeks.

2. Mr. Mahan announced that he will not attend the Full Board meeting on July 6.

E. Subcommittee Reports.

Glass Railings: Members Bernstein, Carroll, and Mosel reported on suggested revisions to the Guidelines.

Some suggestions included: 1) include the glass railings guidelines in the chapter entitled "Two-Story Design Concepts" as well as in the Good Neighbor guidelines; 2) omit the word "decorative" in reference to glass railings; 3) limit continuous glass to under 15 feet; 4) add guidelines similar to glass railings that large windows are to be reviewed for potential glare; 5) glass railings and inserts to be compatible with architecture and neighborhood; 6) smokey brown or pale green colored glass might be preferred in some areas; 7) page 31-C, section 16.7, eliminate the first and last sentence and revise to read as follows: "glass railings will be reviewed by the SFDB for architectural compatibility and for glare problems."

Discussion was continued four weeks for the subcommittee to prepare written revisions.

Mr. Boughman reminded the Board that the Neighborhood Preservation Ordinance will be reviewed in the near future and suggested that Board members provide any suggested changes to other guidelines.

F. Possible Ordinance Violations.

None.

PRELIMINARY REVIEW

1. 1465 CRESTLINE DR

E-1 Zone

(3:15) Assessor's Parcel Number: 049-241-009
 Application Number: MST2008-00009
 Owner: Daksha K. Oza
 Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

(Fourth review at Full Board. Action may be taken if sufficient information is provided.)

Actual time: 3:20

Present: Xavier Cobiani, Designer; Misael Contreras, Designer's Assistant, Mathew Cota, Landscape Designer; Daksha Oza, Owner.

Public comment opened at 3:32 p.m.

A comment letter in opposition of the project from Paula Westbury was acknowledged.

Charles King, opposed: concerned about the lack of public opportunity to review the revised plans; repair of retaining wall at base, and privacy were not addressed; objects to height of walls and built-in staircase due to slope instability; project is not compatible with the neighborhood; submitted proposed conditions of approval.

Public comment closed at 3:39 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 Consent Calendar with the following conditions and comment:

- 1) Identify plant species and sizes of existing and proposed plants.
- 2) Provide additional landscaping 8-10 feet tall at the second tier (below the first retaining wall) to provide privacy screening. Eliminate the wood fence at the lower part of the property.
- 3) Show drought tolerant landscaping on the hillside and indicate that irrigation is temporary and will cease after two years. Incorporate low water compliance statement on the plans.
- 4) Show a darker brown, similar to adobe brick, for the retaining walls.
- 5) Staff to review proposed conditions submitted by the Mr. King and draft an appropriate construction conditions document.
- 6) Revise sections to be drawn to scale and reflect grades on prior plans.
- 7) Revise the project description.
- 8) Building Division to review and approve storm drainage.
- 9) The retaining walls comply with design guidelines; landscaping materials will conceal the walls enhancing the back yard; project provides high quality materials.

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

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

SFDB-CONCEPT REVIEW (CONT.)

2. 243 SANTA CATALINA

E-3/SD-3 Zone

(3:45) Assessor's Parcel Number: 045-162-007
 Application Number: MST2008-00259
 Owner/Designer: Chris Cottrell

(Proposal for a new 409 square foot second-story and major remodeling of the first floor for an existing 1,511 square foot single-family residence with attached one-car carport. The project includes a 256 square foot attached garage and 213 square foot attached carport in tandem configuration, demolition of an existing 104 square foot accessory building, a new detached 117 square foot accessory building, and a 2.2 kilowatt photovoltaic system on the roof of the house. The project is located on a 6,323 square foot lot. The proposed total of 1,890 square feet is 68% of the maximum FAR.)

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

Actual time: 4:04

Present: Chris Cottrell, Designer/Owner.

Public comment opened at 4:12 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:12 p.m.

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

- 1) Revise the front entry gable.

- 2) Provide corrected FAR calculations.
- 3) Provide a color board for roofing material.
- 4) Provide the 20 closest homes analysis if project is over 85% of maximum FAR.
- 5) Study the solar access.
- 6) Study the roof interaction at the rear.

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

PRELIMINARY REVIEW

3. 3339 CLIFF DR

A-1/SD-3 Zone

(4:15)

Assessor's Parcel Number: 047-082-015

Application Number: MST2008-00419

Owner: L.A. Homenink and Marina Stephens

Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot one-story single-family residence with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

(Project requires compliance with Planning Commission Resolution No. 019-09.)

Actual time: 4:28

Present: Michael Holliday, Architect; Lane Goodkind, Landscape Architect.

Public comment opened at 4:45 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:45 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 on Consent Calendar with the following comments:

- 1) The project is ready for Final Approval on Consent Calendar.
- 2) The project's size, bulk, scale, and materials are compatible with the neighborhood; provides consistency of appearance and quality architecture and materials; planting is in accordance with the Planning Commission's direction.

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

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

The Board recessed from 4:50 p.m. until 4:54 p.m.

SFDB-CONCEPT REVIEW (CONT.)**4. 1464 LA CIMA RD****R-1 Zone**

(4:45) Assessor's Parcel Number: 041-022-032
Application Number: MST2008-00255
Owner: McCosker Trust
Landscape Architect: Carol Gross

(Proposal to abate violations in ENF2008-00170 for minor re-grading including the construction of retaining walls, garden walls between and 24" and 42" in height and landscape stairs in the rear yard on a 9,693 square foot lot in the Hillside Design District.)

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

Actual time: 4:54

Present: Carol Gross, Landscape Architect; Scott McCosker, Owner.

Public comment opened at 5:04 p.m.

1. Don Swann, Agent for John and Kathy Cook, opposed: stairway was not moved beyond setback; terrace was not moved; stair on east side is in the setback.
2. John Cook, neighbor, opposed: the retaining walls should be reviewed as though they did not already exist; concerned that the walls were built before consulting a structural engineer; alternate access to lower deck exists.
3. Kathy Cook, neighbor, opposed: the project should be reviewed as though it did not already exist; stairs should not be allowed close to property line.
4. Jeff McCune: an on site analysis showed the home to be very defensible from fire with the main area of concern to be the narrowness of the public street access; low vegetation, no ladder fuel; Oak canopy was thinned out improving fire resistance; the ability for a fire engine to enter and stage is an asset; terrace provides location for fighting fires.
5. Tony Fischer, Attorney, for John and Kathy Cook: the project repeatedly returns without substantial change; the engineer's letter appears inadequate without engineer's inspection of work. Activity summary inaccurately indicates that both Mr. Limon and Mr. Boughman reviewed and approved plans for re-submittal.

Public comment closed at 5:15 p.m.

Staff comments: Mr. Boughman stated that he was unable to confirm with Danny Kato, Senior Planner if the stairs and landing at the east side of property were approved. Mr. Boughman suggested that if a motion is made approving the project, the stairs and landing should be explicitly excluded from the scope of work. Regarding the terrace in the setback, the Ordinance contains a provision for an encroachment of up to three feet for a landing/platform to enter a house above grade, the provision does not apply to this application. If the stairs on grade do not require a building permit, they are still within the Board's purview as a part of the whole project.

Motion: **Denied without prejudice with the following comments:**

- 1) The project is not acceptable and does not comply with the Neighborhood Preservation Ordinance.
- 2) There has been no substantial redesign as requested since prior reviews.
- 3) The project does not comply with good neighbor guidelines with regard to privacy for the neighbor to the west.

- 4) Does not comply with setbacks.
- 5) There are concerns about compatibility with the existing Oak trees; structural integrity of existing as-built walls; lack of handrails; privacy for neighbor to the west; the Engineers letter may not be adequate.

Action: Zink/Woolery, 4/1/1. Motion carried. (Carroll opposed, Bernstein abstained, Deisler absent.)

SFDB-CONCEPT REVIEW (CONT.)

5. 1935 E LAS TUNAS RD

A-1 Zone

(5:15) 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.)

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

Actual time: 5:37

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

Public comment opened at 5:45 p.m.

Doug Singletary: submitted photos of story poles, addressed neighborhood concerns about the grading, and direction of water flow; suggested lowering roof to 6:12 for less impact to west property line; suggested shifting tower 3 feet and lowering the tower roof for less view impact.

Public comment closed at 5:51 p.m.

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

- 1) Study alternative to raising the living room plate height in the setback.
- 2) Staff to investigate if site walls require a permit.
- 3) Continue to refine the architecture.
- 4) Provide a landscape plan and color board.

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

SFDB-CONCEPT REVIEW (CONT.)**6. 1131 DEL SOL AVE****E-3/SD-3 Zone****(5:45)**

Assessor's Parcel Number: 045-063-015

Application Number: MST2009-00050

Owner: Robin and Scotti Brooks Family Trust

Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 148 square foot first-floor addition, and attached 331 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 1,943 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum FAR.)

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

Postponed two weeks at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2923 LOMITA RD****E-3/SD-2 Zone****(6:15)**

Assessor's Parcel Number: 051-194-006

Application Number: MST2009-00274

Owner: Dan Heckman

Architect: Tai Yeh

(Proposal for a complete remodel and additions to an existing 928 square foot one-story single-family residence with an attached 240 square foot single-car garage. The project includes a 918 square foot one-story addition, a new attached 460 square foot two-car garage, a 65 square foot front porch, and a 315 square foot rear deck. The existing garage will be converted to habitable space and the existing sub-floor and foundation will remain. The proposed total of 2,260 square feet on the 7,485 square foot lot is 74% of the maximum FAR.)

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

Actual time: 6:10

Present: Tai Yeh, Architect; Dan Heckman, Owner.

Public comment opened at 6:14 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 return on Consent Calendar with the following conditions and comment:

- 1) Show a stone chimney.
- 2) Provide window, door, and lighting details.
- 3) Discuss with Parks Department replacing the existing street tree at the driveway with a new 36 inch box tree allowing a wider driveway.

- 4) The project provides consistency of appearance, compatibility with the neighborhood; quality materials.

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

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

NEW ITEM (Item D was referred from Consent Calendar to the Full Board.)

D. 931 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-013
 Application Number: MST2009-00279
 Owner: Mr. and Mrs. Nelson
 Architect: Greg Christman

(Proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,894 square foot, three-story single-family residence with an attached two-car garage within the existing building footprint. Also proposed is 1,830 square feet of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,894 square feet is 77.9% of the maximum FAR.)

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

Referred to the Full Board from today's Consent Calendar.

Actual time: 6:31

Present: Greg Christman, Architect; Mr. and Mrs. Nelson, Owners.

Mr. Mosel, alternate Consent Calendar representative, explained that there was some concern on Consent Calendar with the size of the proposal.

Public comment opened at 6:46 p.m.

Henry Childs: concerned about the mass and towers at ends, suggested story pole installation, prefers an earth tone color.

Public comment closed at 6:50 p.m.

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

- 1) The playful and exciting design is appreciated.
- 2) Simplify the architecture and design elements.
- 3) Study reducing the size, bulk, and scale.
- 4) Study relocating the towers toward the middle of mass.
- 5) Study digging the house lower into the grade.

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

ADJOURNMENT

The Full Board meeting was adjourned at 7:08 p.m.

FINAL REVIEW**A. 2111 STANWOOD DR****A-1 Zone**

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

(Proposal to rebuild a 2,878 square foot two-story single-family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of an 857 square foot first-floor deck and a 152 square foot second-floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. 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.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-09.)

Final Approval as noted on the plans.

FINAL REVIEW**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.)

(Final approval of architecture and landscaping is requested.)

Final Approval as submitted of landscaping and Final Approval of the architecture with conditions.

FINAL REVIEW**C. 357 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-029
Application Number: MST2009-00174
Owner: Groff Gerald and Marian Trustees
Contractor: EVR Gard Construction
Architect: V.G. Engineering

(Proposal To reconstruct a one-story 1,168 square foot single-family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum FAR.)

(Final approval of architecture and landscaping is requested.)

Postponed one week.

NEW ITEM**D. 931 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-013
Application Number: MST2009-00279
Owner: Mr. and Mrs. Nelson
Architect: Greg Christman

(Proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,894 square foot, three-story single-family residence with an attached two-car garage within the existing building footprint. Also proposed is 1,830 square feet of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,894 square feet is 77.9% of the maximum FAR.)

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

Referred from today's Consent Calendar to today's Full Board meeting.

NEW ITEM**E. 311 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum FAR.)

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

Final Approval as noted on the plans.

FINAL REVIEW**F. 2921 PASEO DEL REFUGIO****E-3 Zone**

Assessor's Parcel Number: 053-204-003
Application Number: MST2008-00100
Owner/Architect: Joseph Andrulaitis

(Proposal for a two-story addition to an existing 1,095 square foot one-story single-family residence on a 9,000 square foot lot. The proposal includes remodeling 341 square feet of the existing residence and the addition consists of 702 square feet on the ground floor and 506 square feet on the second floor. Parking will be provided in the existing 236 square foot one-car garage and one uncovered space in a tandem parking configuration. The proposed total of 2,539 square feet is 74% of the maximum FAR.)

(New Preliminary and Final Approvals are requested.)

Final Approval as submitted.

REVIEW AFTER FINAL**G. 1105 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-151-013
Application Number: MST2003-00329
Owner: Raymond and Sandra Castellino
Applicant: W. David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage in the Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

(Review After Final for as built relocated windows, modified stairs.)

Continued two weeks to the Full Board.

REVIEW AFTER FINAL

H. 2222 SANTA BARBARA ST E-1 Zone

Assessor's Parcel Number: 025-202-011
Application Number: MST2008-00463
Owner: Lorenzo and Angelina Martel Trustees
Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

(Review After Final to raise the second-story plate height and roof approximately 2 feet.)

Continued one week to Consent Calendar.

CONTINUED ITEM

I. 501 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz

(Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum FAR.)

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

Postponed one week.

CONTINUED ITEM**J. 1537 KNOLL CIRCLE DR****E-1 Zone**

Assessor's Parcel Number: 015-141-013
Application Number: MST2009-00198
Architect: Bill Dang
Owner: Ted and Jean Mitchell

(Proposal for 698 square feet of one-story additions and remodeling for an existing 1,468 one-story single-family residence and remodeling the existing 544 square foot detached two-car garage. Staff Hearing Officer approval of a modification is requested for alterations to the garage within the setback. A total of 2,677 square feet is proposed on the 9,798 square foot lot in the Hillside Design District.)

(Action may be taken on the house remodel. The garage alteration requiring Staff Hearing Officer approval will be done under a separate permit.)

Final Approval as noted on the plans.

NEW ITEM**K. 1217 1/2 GILLESPIE ST****R-2 Zone**

Assessor's Parcel Number: 035-011-009
Application Number: MST2009-00284
Owner: Loyrs Allbrett

(Proposal to change the existing second-story vinyl horizontal siding to a vertical wood cedar shingle of a 1,017 square foot single-family residence.)

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

Postponed indefinitely.