



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 20, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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 July 15, 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 3:02 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll (arrived at 3:03) Deisler, Mahan, Mosel, Woolery, Zink.
Members absent: None.
Staff present: Boughman, Limon (present 3:02 until 3:11), 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 June 8, 2009, as amended.

Action: Mosel/Bernstein, 6/0/1. Motion carried. (Zink abstained.)

Motion: Approval of the minutes of the Single Family Design Board meeting of July 6, 2009, as submitted.

Action: Bernstein/Zink, 6/0/1. Motion carried. (Mahan abstained.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 13, 2009. The Consent Calendar was reviewed by Glen Deisler and Paul Zink with the exception of the landscaping for Items B, C, D, F and H, reviewed by Erin Carroll.

Action: Carroll/Woolery, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of July 20, 2009. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Erin Carroll.

Action: Zink/Mosel, 7/0/0. Motion carried.

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

1. Mr. Boughman announced that the appeal to City Council for 3750 Meru Lane has been withdrawn.
2. Mr. Limon provided an update on the status of the Neighborhood Preservation Ordinance update review. Staff is developing a list of items to discuss with Board members for potential changes. Meetings with neighborhood groups, Realtors, and architects to understand their views on the

success of the NPO will take place in the next couple of weeks. After the summer months a larger public workshop is expected to take place on a weekend in September.

- E. Subcommittee Reports – No reports.
- F. Possible Ordinance Violations – No violations.

PRELIMINARY REVIEW

1. 2515 MEDCLIFF RD

E-3/SD-3 Zone

(3:15) Assessor's Parcel Number: 041-330-036
 Application Number: MST2006-00368
 Owner: Gary Caesar
 Architect: James LeCron

(Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the Coastal Zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Planning Commission Resolution No. 012-09.)

Actual time: 3:11

Present: James LeCron, Architect.

Public comment was opened at 3:17 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) Study exposing additional brick veneer for the chimney at the east and south elevation.
- 2) Provide a cut sheet for the garage door.
- 3) Provide a new color board.
- 4) Study adding a trellis over the garage.
- 5) Show exterior light fixtures.
- 6) All corners shall have vertical wood trim.
- 7) The landscape plan shall comply with Planning Commission Resolution No. 012-09.
- 8) The house is under 85% of the floor to lot area ratio; detailing is seaside in nature.

Action: Zink/Mosel, 6/1/0. Motion carried. (Bernstein opposed: too big for neighborhood compatibility.)

The ten-day appeal period was announced.

*** The Board recessed from 3:28 p.m. until 4:02 p.m. ***

PRELIMINARY REVIEW**2. 1131 DEL SOL AVE****E-3/SD-3 Zone****(3:45)**

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 floor to lot area ratio.)

(Fourth Review.)

Postponed indefinitely due to the applicant's absence.

REVIEW AFTER FINAL**3. 1105 N ONTARE RD****E-1 Zone****(4:15)**

Assessor's Parcel Number: 055-151-013
Application Number: MST2003-00329
Owner: Raymond and Sandra Castellino
Architect: 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 on a 21,703 square foot lot 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.)

(Project was referred from Consent Calendar. Review After Final for as built relocated windows and alterations to exterior stairs.)

Actual time: 4:02 p.m.

Present: Jill Horton, Agent; Sandra Castellino, Owner.

Public comment was opened at 4:15 p.m. As no one wished to speak, public comment was closed.

Motion: Approval of the Review After Final with the following conditions:

- 1) Relocate the door back to its original location, or apply to the Staff Hearing Officer for a modification to allow the alteration within the setback.
- 2) Building Division staff to verify if construction meets high fire code.

Action: Zink/Woolery, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**4. 122 SANTA ROSA PL****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 045-201-023
Application Number: MST2008-00407
Owner: Stewart Family Trust
Applicant: Erik Eppink
Architect: Terry Irwin

(Proposal to enclose an existing 180 square foot second-story covered porch. The existing two-story 1,749 square foot residence plus detached 751 square foot garage and accessory building is located on a 6,535 square foot lot. The proposed total of 2,680 square feet is 95% of the maximum floor to lot area ratio.)

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

Actual time: 4:37

Present: Terry Irwin, Architect; Eddie Eppink, Owner.

Public comment opened at 4:44 p.m.

Jeff Lovegreen: in support of the project.

Ms. Eppink read written comments from Karen Hungate, neighbor, in support of the project.

Public comment closed at 4:46 p.m.

Motion: Preliminary 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 and return on Consent Calendar with the following comment:

The bulk, mass, and scale are not changed; the project provides quality design.

Action: Deisler/Woolery, 4/3/0. Motion carried. (Bernstein, Mosel, and Zink opposed.)

The ten-day appeal period was announced.

*** The Board recessed from 4:58 p.m. until 5:03 p.m.

IN-PROGRESS REVIEW**5. 940 COYOTE RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed project data were verified to be a three-story 6,257 square foot house, attached 998 square foot garage, and detached 400 square foot garage. The project will increase the size of the previous residence by a 1,189 square feet with the conversion of the understory to a basement. 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 7,655 square feet is 142% of the maximum guideline floor to lot area ratio.)

(In-Progress Review. Action may be taken if sufficient information is provided.)

Actual time: 5:03

Present: Brian Nelson, Architect.

Public comment opened at 5:23 p.m.

Jeff Shelton, Mt. Drive Community Association: expressed concern for the increase in size; house and colors should blend into the hillside; lighting is a concern.

Seth Olitzky, adjacent neighbor: stated concerns with easements at 940 and 950 Coyote Rd., and concern for widening his driveway.

Henry Childs, Mt. Drive Community Association: expressed concern with the appearance of four-stories; the proposal is not like for like but is a larger structure.

Public comment closed at 5:32 p.m.

Motion: Continued two weeks to the Full Board. Applicant to submit revised plans to staff in advance of the meeting, otherwise continued four weeks.

Action: Bernstein/Woolery, 6/1/0. Motion carried. (Mosel opposed to size, bulk, and scale.)

***** THE BOARD RECESSED FROM 6:22 P.M. UNTIL 6:40 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**6. 2431 MESA SCHOOL LN****E-3/SD-3 Zone**

(6:05) Assessor's Parcel Number: 041-311-005
Application Number: MST2006-00295
Owner: Bolger Family Trust
Designer: Matthew Guerrero

(This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,336 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,569 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,051 square feet on the 10,075 square foot lot is 81% of the maximum floor to lot area ratio.)

(Second Concept Review of revised project. Comments only; project requires a substantial conformance determination with Planning Commission Resolution No. 001-07.)

Actual time: 6:41

Present: Matthew Guerrero, Designer; Robin Bolger, Owner.

Public comment opened at 6:54 p.m.

Betty Nelson, opposed: concerned with proposed driveway relocation, and reduced sunlight to her property from neighbor's fence (submitted letter and photos).

Public comment closed at 6:58 p.m.

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

- 1) Reduce the second-story plate to 8 feet.
- 2) Study lowering the balcony floors 4 to 6 inches.
- 3) Consider treating the exposed concrete foundation with stucco or veneer.
- 4) Provide a site plan with the driveway and walks delineated.
- 5) Provide a cut sheet of the garage door.
- 6) Revise the porch roof detail to eliminate the horizontal beam.
- 7) Study reducing the porch railing to 30 inches in height.
- 8) Study a wider board and batten for added texture.
- 9) Provide a color board.
- 10) Show exterior lighting adjacent to doors and comply with Lighting Guidelines.
- 11) Study the window fenestration of the second-floor.

Action: Carroll/Deisler, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2430 PINE DR****E-3/PUD Zone****(6:35)**

Assessor's Parcel Number: 049-100-021

Application Number: MST2009-00300

Owner: Bruce Burnworth

(Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a performance standard permit. Site Concept Review will precede review of architecture.)

Actual time: 7:28

Present: Bruce Burnworth, Owner.

Public comment was opened at 7:38 p.m.

Bill Henry, Vista Madera HOA: expressed concern with two additional years of construction impacts to Vista Madera Condominiums.

Leanne Simandle, Vista Madera HOA: expressed concern for negative visual impacts to the Vista Madera.

Phyllis Raiter, Vista Madrea HOA: the project is too close to Vista Madera.

Public comment closed at 7:47 p.m.

Motion: Site Concept Review is continued indefinitely to Full Board with the comment that the applicant is to restudy an alternate location for the house. The Board is not in favor of the site as presented.

Action: Woolery/Carroll, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**8. 2105 ANACAPA ST****E-1 Zone****(7:10)**

Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E. Mathews Trust
 Architect: Britt Jewett

(Project has been revised and reduced by 364 square feet and is 95% of the maximum FAR. Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approval of modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 024-09.)

Actual time: 8:10

Present: Britt Jewett, Architect.

Public comment opened at 8:22 p.m.

Chuck Maunz, opposed: proposal is too massive and the scale is out of proportion for the corner lot.

Public comment closed at 8:25 p.m.

Withdrawn

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

- 1) Provide preliminary drawings and a landscape plan.
- 2) Provide landscape plan.
- 3) Provide an alternative to the second level patio roof with a trellis or other design feature that can not be enclosed.

Action: Bernstein withdrew the motion.

Revised

Motion Preliminary Approval as basis for working drawings 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 two weeks to the Full Board with the comments:

- 1) In discussion the applicant agreed to lower the second-story patio roof one foot and reduce the pitch of the hipped roof to 2:12.
- 2) The project is compatible in appearance; neighborhood compatibility, quality architecture, size, bulk, and scale are appropriate to the neighborhood.

Action: Carroll/Woolery. 4/2/0. (Bernstein and Mosel opposed to size.)

ADJOURNMENT

The meeting adjourned at 8:52 p.m.

CONSENT CALENDAR (11:00)**CONTINUED ITEM****A. 581 LAS ALTURAS RD****E-1 Zone**

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

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a modification is requested to allow the front setback encroachment. 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 floor to lot area ratio.)

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

Continued to the Staff Hearing Officer with the following comments: The project is within the footprint of the previous house; the front slope and front hedge conceal the two story façade; the modification request is minor in nature; cabana encroachment is one-story and minor; it appears from photo that other residences in the area encroach into front setbacks.

FINAL REVIEW**B. 1052 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-031
Application Number: MST2009-00270
Owner: Henry L. and Carolyn G. Fechtman

(Proposal to rebuild a house and attached garage destroyed by the Tea Fire. Proposed is a 2,375 square foot, two-story single-family residence with a 473 square foot attached two-car garage in same location as the previous house. The proposed total of 2,848 square feet on the 33,977 square foot lot in the Hillside Design District is 58% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final Approval of the architecture and Preliminary Approval of the landscaping with the following conditions: 1) wood elements to be dark brown; 2) move exterior light fixture to other side of garage door; 3) specify plant sizes; 4) call out specific plants 5) show irrigation notes on plans 4) reproduce water compliance statement on plans, and comply with it; 6) "Abbey Blend" allen blocks are suggested.

FINAL REVIEW**C. 507 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-010
Application Number: MST2009-00209
Owner: Behzad Masooman
Engineer: Barry Cohan

(Proposal to rebuild a 1,090 square foot one-story single-family residence and detached 311 square foot two-car garage destroyed in the Tea Fire. The project is one-story with a higher roof pitch within the existing building footprint with no change to square footage. Staff Hearing Officer approval is requested for modifications to allow alterations within the front and interior setbacks. The proposed total of 1,401 square feet on the 9,100 square foot lot in the Hillside Design District is 44% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final Approval with the following conditions: 1) use S-tile with double starter row and cement mortared ridge; 2) field kickers will not be required due to small roof area and previous house had S-tile; 3) windows and doors to have plaster bullnose; 4) stucco to be Egg Shell color; 5) light fixtures to have obscure seeded glass; 6) consider eliminating roof venting; 7) landscaping: show Ceanothus "Yankee Point", drought-tolerant or seed-mix, or Myoporum prostratum "Putah Creek".

REVIEW AFTER FINAL**D. 110 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-057
Application Number: MST2008-00061
Owner: Karen Graham
Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% of the maximum guideline floor to lot area ratio. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

(Review After Final for landscape lighting.)

Approval as submitted of Review After Final of the landscape lighting.

FINAL REVIEW**E. 1151 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-282-003
 Application Number: MST2008-00417
 Owner: Johannes and Ursula Bauer
 Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 092-08.)

Final Approval as submitted.

FINAL REVIEW**F. 684 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-002
 Application Number: MST2009-00295
 Owner: Kenneth E. and Kim P. Kihlstrom
 Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final Approval with conditions: 1) add 36" box Mayten tree at north side of driveway; 2) add low water compliance statement and update irrigation notes accordingly.

NEW ITEM**G. 424 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-312-006
 Application Number: MST2009-00316
 Owner: Ronald Alex
 Agent: Kern Special Services

(Proposal to replace a retaining wall, landscaping, and irrigation destroyed in the Tea Fire. A new approximately 72 foot long retaining wall is proposed as well as replacement of an approximately 48 foot retaining wall. The walls will have a maximum height of four feet.)

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

Final Approval with conditions: 1) provide small planting areas at sides of house between turf and house; 2) incorporate water compliance statement and update irrigation notes accordingly; 3) show Day Lilies at the west side of turf instead of Myoporum.

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