



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### MINUTES

**Monday, March 15, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

- PAUL ZINK, CHAIR
- GLEN DEISLER, VICE-CHAIR
- BERNI BERNSTEIN
- ERIN CARROLL
- WILLIAM MAHAN
- GARY MOSEL
- DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** MICHAEL JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 TONY BOUGHMAN, Planning Technician  
 GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 <u>at the time of submittal &amp; each time plans are revised</u> . <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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 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](http://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, or by e-mail at [tboughman@SantaBarbaraCA.gov](mailto:tboughman@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 March 11, 2010, 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](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

**CALL TO ORDER:**

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

**ROLL CALL:**

Members present: Bernstein, Carroll, Deisler (arrived at 5:57 p.m.), Mahan, Mosel, Woolery, Zink  
Members absent: None.

Staff present: Baker, Boughman, Limon, 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 March 1, 2010, as amended.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of March 8, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery.

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

Motion: Ratify the Consent Calendar of March 15, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery.

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

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

a) Mr. Deisler will arrive after the scheduled break.

b) An appeal of the SFDB decision on 1464 La Cima Road has been submitted. A City Council hearing has not yet been scheduled.

**E. Subcommittee Reports.**

None.

**MISCELLANEOUS ACTION ITEM****(3:10) Neighborhood Preservation Ordinance/Single Family Design Guidelines Update (NPO Update)**

Two-Year Review: Proposed Updates for Single Family Design Board Guidelines, Single Family Residential Design Guidelines and Ordinance.

**(The Board is requested to forward recommendations to the Ordinance Committee and City Council.)**

Actual time: 3:11 p.m.

Heather Baker, AICP, Project Planner, presented a March 12<sup>th</sup> Memo to the SFDB regarding proposed changes to the Santa Barbara Municipal Code, SFDB Guidelines and Single Family Residential Design Guidelines (SFRDG). Jaime Limón, Senior Planner was available to respond to questions and provide additional clarification.

Public Comment was opened at 3:19 p.m.

Raymond Appleton, Permit Planners, requested clarification of some proposed changes.

Public comment was closed.

Motion: **Recommend that Council adopt the revised proposed changes to the Santa Barbara Municipal Code the SFDB Guidelines for case by case exceptions for two uncovered parking spaces to be possible, with the Single Family Design Board to review and approve or deny each proposal.**

Action: 4/2/0. (Zink and Mosel opposed. Deisler absent.)

Motion: **Recommend that Council adopt the proposed changes to the SFDB Guidelines administrative approval standards, Attachment 1 of the March 12, 2010 Memo to the SFDB, including the revised language regarding addition projects.**

Action: 6/0/0. (Deisler absent.)

Motion: **Recommend that Council adopt the proposed changes to the Santa Barbara Municipal Code in Attachment 2 of the March 12, 2010 Memo to the SFDB, except 28.90.100.G.1.c regarding the provision of two uncovered parking spaces which was voted on separately.**

Action: 6/0/0. (Deisler absent.)

**SFDB-CONCEPT REVIEW (CONT.)****1. 557 ARROYO AVE****E-1 Zone****(3:50)**

Assessor's Parcel Number: 035-253-025  
Application Number: MST2009-00549  
Owner: Michael and Diane Greenwood  
Designer: Don Gragg

(Proposal to construct a 233 square foot first story addition, a new 534 square foot second story, a balcony above garage, and replacement of all windows and doors. The existing 1,433 net square foot single-family residence and attached 486 net square foot garage is located on a 10,890 square foot lot in the Hillside Design District. The proposed total of 2,686 square feet is 70% of the maximum floor to lot area ratio.)

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

Actual time: 3:53

Present: Don Gragg, Designer.

Public comment was opened at 3:59 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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 findings and return on Consent Calendar with the following comments:**

- 1) The size, bulk, and scale are compatible with the neighborhood; the project provides high-quality details.
- 2) The color board is acceptable as presented.
- 3) Study the second-story to simplify and unify the roof plan to have two ridges at the second story.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 226 EUCALYPTUS HILL DR****A-2 Zone**

**(4:15)** Assessor's Parcel Number: 015-050-017  
 Application Number: MST2010-00055  
 Owner: Cynthia D. Howard Trustee  
 Architect: Greg Griffin

(Proposal for the demolition of an existing single family residence and construction of two new single family residences. The proposed main unit is a 6,122 square foot two-story residence with an attached 740 square foot three-car garage and a pool. The proposed additional dwelling unit is a 1,148 square foot one-story residence with an attached 277 square foot one-car garage, and a detached 430 square foot two-car garage with 210 square feet of accessory space. The project includes 5,920 cubic yards of grading, a private driveway to serve both units and will also serve two future houses on the adjacent lot to the south, and improvements on the adjacent lot for access and drainage. The proposed total of 8,927 square feet on the 2.5 acre lot in the Hillside Design District is 154% of the maximum floor to lot area ratio. Approvals were granted at City Council for a Lot Line Adjustment and a Performance Standard Permit for an additional dwelling unit.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Council Resolution No. 09-099.)**

Actual time: 4:10 p.m.

Present: Robin Donaldson, Architect; Greg Griffin, Associate.

Kathleen Kennedy, Associate Planner, provided staff comments.

Public comment was opened at 4:32 p.m.

Tony Vassallo, requested clarification about drainage.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:35 p.m.

Chair Zink requested additional review time when the item returns to the Full Board.

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

- 1) Provide an updated drainage plan addressing SWMP requirements.
- 2) Remove the proposed parking from the front yard setback.
- 3) Update landscape and tree protection plans.
- 4) Study reducing the starkness of front elevation as viewed from Eucalyptus Hill Drive.
- 5) Provide exterior building material details, including the stone and the roof.
- 6) Provide information for the driveway and paving materials.
- 7) Provide information for phasing of onsite improvements.
- 8) Provide photographs of the hillside as seen from Alston Road.

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 1557 LA CRESTA CIR****E-1 Zone****(4:40)**

Assessor's Parcel Number: 035-033-019  
Application Number: MST2010-00002  
Owner: A Very Useful American Family, Tatiana Tikhonova  
Architect: Justin Van Mullem

(Proposal to construct a 223 square foot second-floor addition, a 253 square foot first-floor addition, and an 80 square foot addition to the garage for an existing 2,641 square foot two-story single-family residence and attached 401 square foot two-car garage. The project includes permitting and revising "as-built" site walls, fences, gates, and columns to comply with height limits at the front of the property. The proposed total of 3,598 square feet on the 10,240 square foot lot in the Hillside Design District is 96% of the maximum floor to lot area ratio.)

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

Actual time: 5:03

Present: Justin Van Mullem; Architect; James Fenkner Owner, and Anastasia Fenkner, Daughter.

Public comment was opened at 5:11 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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 findings and return on Consent Calendar with the following comments:**

- 1) Project provides quality materials, neighborhood compatible; size, bulk and scale are acceptable.
- 2) Provide a color board and exterior lighting cut sheets.
- 3) If the pool is to be removed, provide information about landscaping for pool area.

Action: Bernstein/Mosel, 4/0/2. Motion carried. (Mahan and Woolery abstained. Deisler absent.)

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 3240 BRAEMAR DR****A-1/SD-3 Zone****(5:05)**

Assessor's Parcel Number: 047-030-048  
 Application Number: MST2010-00061  
 Owner: Richard Chung  
 Architect: On Design Architects

(Proposal for 400 cubic yards of fill and 200 cubic yards of cut grading to construct a new tennis court. The proposal includes 10 foot tall tennis court fencing, pathway, landscaping, and storm water drainage system and retention basin. Existing development on the 1.5 acre lot in the Hillside Design District includes an existing two-story single family residence, attached two-car garage, pool and patios.)

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

Actual time: 5:22

Present: Justin Van Mullen, Architect; Richard Chung, Owner.

Public comment was opened at 5:29 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

**Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code findings and return on Consent Calendar with the following comments:**

- 1) The tennis court is compatible with the neighborhood; the size, bulk, and scale are not excessive.
- 2) Provide landscape and irrigation plans for all graded areas.
- 3) Show screening along property lines for privacy to the neighbors from the tennis court.
- 4) Provide a color board for tennis court and other surfaces.

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

**\*\*\* SCHEDULED BREAK FROM 5:35 UNTIL 5:57 P.M.\*\*\***



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1431 SHORELINE DR****E-3/SD-3 Zone****(5:50)**

Assessor's Parcel Number: 045-185-010  
Application Number: MST2010-00059  
Owner: Lauren Emma 2005 Trust  
Architect: Brian Nelson

(Proposal for an 830 square foot roof deck and a one-story 732 square foot addition for an existing one-story 2,476 square foot single-family residence on a 15,156 square foot lot. The proposal includes a 1,606 square foot patio and 685 square feet of remodeling. The proposed total of 3,828 square feet is 89% of the maximum guideline floor to lot area ratio. The project is located in the Hillside Design District and the appealable jurisdiction of the Coastal Zone and requires Planning Commission review of a Coastal Development Permit.)

**(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Actual time: 5:57

Present: Brian Nelson, Architect.

Public comment was opened at 6:03 p.m.

Sylvia Hoffman, in favor, however expressed concerns about drainage run-off.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Mr. Boughman provided staff comments stating that the project will be heard by the Planning Commission for review of a Coastal Development Permit.

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

- 1) Restudy integrating the deck and deck railing into the architecture.
- 2) Give consideration to reducing the size of the roof deck.
- 3) Restudy the deck stairs.
- 4) Study appropriate landscaping to screen the deck.
- 5) Provide calculations of existing and proposed hardscape.
- 6) Restudy the location of the front wall and appropriate landscaping recognizing that parking is not permitted in the front yard.

Action: Mahan/Carroll, 6/1/0. Motion carried. (Bernstein opposed.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1957 EUCALYPTUS HILL RD****A-2 Zone**

**(6:15)** Assessor's Parcel Number: 015-040-026  
 Application Number: MST2010-00047  
 Owner: Nelle Family Trust

(Proposal to permit the as-built enclosure of 481 square feet of covered second floor patio, permit a 42 square foot attached storage space, and remove an exterior spiral stair. The project will abate violations listed in ENF2009-01147 and ZIR2009-00342. The existing 2,238 square foot two-story single family and attached 678 square foot two-car garage is located on a 19,533 square foot lot in the Hillside Design District. The proposed total of 3,439 square feet is 76% of the maximum guideline floor to lot area ratio.)

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

Actual time: 6:30

Present: Sandra Nelle Ventress, Owner.

Public comment was opened at 6:36 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

Straw vote: how many board members feel the project is going in the right direction? 7/0/0.

**Motion: Continued indefinitely to the Consent Calendar with the following comments:**

- 1) Address fire related construction concerns.
- 2) Note all proposed building colors on the plans.
- 3) The sunroom enclosure, additional storage space, and removal of the spiral stair case are supportable.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 921 ARBOLADO RD****A-1 Zone**

**(6:40)** Assessor's Parcel Number: 019-251-003  
 Application Number: MST2010-00053  
 Owner: Fristoe Family Trust  
 Architect: Don Nulty

(Proposal to construct a new 3,760 square foot, two-story single-family residence with attached 566 square foot two-car garage. Also proposed is a new swimming pool, a 500 square foot cabana, approximately 1,400 square feet of attached terraces, three detached garden terraces, related hardscaping and site walls, and approximately 300 cubic yards of cut and fill grading. The existing 2,730 square foot two-story single-family residence and attached 382 square foot two-car garage will be demolished. The proposed total of 4,826 square feet on the 36,765 square foot lot in the Hillside Design District is 99% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

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

Actual time: 6:47

Present: Don Nulty, Architect; Robert Foley, Architect; Dave Fristoe, Owner.

Public comment was opened at 6:57 p.m.

Tom Morrison, for Jovan and Sybil Nikolig: addressed windows, the roof deck, and story poles. A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 7:01 p.m.

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

- 1) Provide an FAR analysis of the 20 closest homes.
- 2) Provide calculations for grading with cut and fill, and export quantities.
- 3) Provide photographs of neighboring homes.
- 4) Provide larger scale sections through the road and house.
- 5) Show accurate Oak tree drip lines.
- 6) Provide complete elevations of the cabana.

Action: Mahan/Bernstein, 7/0/0. Motion carried.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **8. 1517 CLIFF DR**

**E-3/SD-3 Zone**

**(7:05)** Assessor's Parcel Number: 045-031-022  
 Application Number: MST2010-00052  
 Owner: Mark C. Griffith  
 Architect: Tom Ochsner

(Proposal for a new 750 square foot detached garage with a 500 square foot second-story accessory space above. An existing 350 square foot detached carport would be demolished. The 12,197 square foot lot in the Coastal Zone is developed with a 1,855 square foot one-story single-family residence. The proposed total of 3,105 square feet is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested to allow the proposed garage to exceed 500 square feet.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification.)**

Actual time: 7:23

Present: Tom Ochsner, Architect.

Public comment was opened at 7:29 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

- Motion:**        **Continued two weeks to the Full Board with the following comments:**
- 1) Relocate the deck 15 feet away from the property line.
  - 2) Study reducing the scale of the building and lowering the garage height.
  - 3) Restudy the architecture to be compatible with the existing house.
- Action:**        Mahan/Woolery, 7/0/0. Motion carried.

## **ADJOURNMENT**

The Full Board meeting was adjourned at 7:41 p.m.

## **CONSENT CALENDAR**

### **FINAL REVIEW**

- A.     1510 DOVER RD** **E-1 Zone**
- Assessor's Parcel Number:    019-191-011  
Application Number:            MST2009-00539  
Owner:                                Byers Family Trust  
Architect:                            Tai Yeh
- (Proposal to construct an 820 square foot first-floor addition, a 202 square foot second-floor addition, and a 400 square foot second-floor deck. The existing 1,820 square foot two-story single family residence and attached 420 square foot garage is located on a 22,310 square foot lot in the Hillside Design District. The proposed total of 3,262 square feet is 70% of the maximum guideline floor to lot area ratio.)

Final Approval as submitted.

### **FINAL REVIEW**

- B.     241 CONEJO RD** **A-1 Zone**
- Assessor's Parcel Number:    019-041-014  
Application Number:            MST2009-00537  
Owner:                                Luis J. Castleman  
Architect:                            Burnell, Branch and Pester Architecture
- (Proposal to rebuild a single-family residence destroyed by the Tea Fire. The project includes a new 2,164 square foot two-story residence, attached 478 square-foot two-car garage, and 630 square foot deck. The proposed total of 2,642 square feet on the one acre lot in the Hillside Design District is 53% of the maximum guideline floor to lot area ratio.)

**(Final approval of architecture is requested.)**

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Final Approval of the architecture with the condition to add a stone cap instead of sheet metal cap at top of stone entry tower.

**NEW ITEM****C. 913 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-002  
Application Number: MST2010-00069  
Owner: Johnson Trust

(Proposal to expand an existing second-story deck at the rear of the existing single-family residence)

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

Public comment: a letter in opposition from Paula Westbury was acknowledged.

Continued one week to Consent Calendar. Study proportions of columns and style of arches at the rear arcade.

**NEW ITEM****D. 27 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-012  
Application Number: MST2010-00058  
Owner: Linda Rima  
Applicant: Don Gragg

(Proposal for a 340 square foot deck at the front of the existing 1,150 square foot one-story single-family residence and attached 240 square foot garage. Staff Hearing Officer approval of a Modification is requested for the deck to encroach into the front setback. The project is located on a 7,405 square foot lot in the Hillside Design District.)

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

Continued to the Staff Hearing Officer with comments: 1) The encroachment is supportable. 2) Restudy the architecture to be more compatible with the house. 3) The project follows the existing pattern along the street and does not negatively impact the neighborhood.

Items on the Consent Calendar were reviewed by William Mahan with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.