



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 26, 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 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.
<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.
- **APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](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. We are closed every other Friday; please check our website for closure dates.

**LICENSING ADVISORY:**

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

Unlicensed persons are limited to the preparation of plans for:

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

**NOTICE:**

1. On Wednesday, April 21, 2010, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](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 3:03 p.m. by Chair Zink.

**ATTENDANCE:**

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery (arrived at 3:11), Zink.  
Members absent: None

Staff present: Boughman, Limon, Shafer, Casey, Gray, Weiss

**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 April 12, 2010, as amended.

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

## C. Consent Calendar:

Motion: Ratify the Consent Calendar of April 19, 2010. The Consent Calendar was reviewed by William Mahan with the exception of the landscaping reviewed by Denise Woolery.

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

Motion: Ratify the Consent Calendar of April 26, 2010. The Consent Calendar was reviewed by William Mahan with the exception of the landscaping reviewed by Denise Woolery.

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

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

Mr. Zink announced he was informed that the structure at 2222 Santa Barbara Street has been demolished and that a project at the site has been noticed and scheduled is to be heard at Consent Calendar on May 3rd. Mr. Zink requested that Staff investigate and schedule the project to be heard by the Full Board.

## E. Subcommittee Reports.

None.

**DISCUSSION ITEMS****(3:10) Community Development Department Budget Information for Fiscal Year 2011.**

(Bettie Weiss, City Planner)

Actual time: 3:11

Ms. Weiss distributed handouts and presented the financial plan for the City and target budget reductions for FY 2011. Budget recommendations will be presented to the Finance Committee on April 27 and City Council on May 4th. Ms. Weiss responded to comments and questions from the Board.

Board member comments included concern that appeal fees should consider the economic interests of appeals by applicants in contrast to neighbors; and to look at reduction of appeal costs.

**(3:35) Plan Santa Barbara General Plan Update - Review of Draft General Plan documents and Draft Environmental Impact Report. (Bettie Weiss, City Planner)**

Actual time: 3:45

Ms. Weiss requested that Board members provide feed back on the proposed General Plan by May 17, particularly pertaining to the Land Use Element. Ms. Weiss responded to a member's question that an overview in the form of an introductory video and executive summary in the EIR is available at youplansb.org.

**PRELIMINARY REVIEW****1. 1935 E LAS TUNAS RD****A-1 Zone**

**(3:55)** Assessor's Parcel Number: 019-083-006  
 Application Number: MST2009-00563  
 Owner: Fuad Sarkis  
 Architect: Peter Becker, Architect

(Proposal for as-built stone walls, pedestrian entry gates, driveway gate, new driveway, and landscaping. Approval of this project will abate enforcement case ENF2009-00705.)

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

Actual time: 3:50

Present: Amy Blakemore, Landscape Architect; Anne Sarkis, Owner; Tom Stone, Attorney for Applicant.

Public comment was opened at 3:57 p.m. The following individual(s) spoke in favor or opposition: Steve Patchen, opposed to the as-built landscaping with Cypress Trees.

Philip Suding, opposed to the landscape plan.

A letter from Paula Westbury expressing concerns was acknowledged.

Public comment was closed at 4:01 p.m.

**Failed**

**Motion:** Preliminary Approval and return on Consent Calendar with the following comments:

- 1) Remove the three Italian Cypress trees near the street.
- 2) Remove (thin) the large cypress trees in the front.
- 3) Retain the cypress trees that are closer to the property and away from the street.

Action: Bernstein/ Motion failed for lack of a second for the motion.

**Motion** Continued two weeks to the Full Board for in-progress review:

- 1) Provide a landscape plan for the under-story plantings.
- 2) Remove all Italian Cypress from the plan and return with an alternative species.
- 3) Provide alternate hedge material where the Melaleuca currently exists.
- 4) Show landscaping at the public right of way in front of the rock wall.

Action: Carroll/ Deisler, 5/2/0 Motion carried. (Mahan opposed to as-built walls and Zink opposed to requiring removal of all Cypress trees.)

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

### **2. 2501 MEDCLIFF RD**

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

**(4:20)**

Assessor's Parcel Number: 041-330-024  
 Application Number: MST2008-00366  
 Owner: Albert F. Zech Trustee  
 Applicant: Chris Price  
 Agent: Sid Goldstein

(Proposal to subdivide two existing parcels at 2501 and 2505 Medcliff into four parcels varying in size from 50,491 to 20,374 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel is not proposed to be developed at this time. The proposal includes 235 cubic yards of grading to improve the existing private driveway. A new driveway and a 400 square foot two-car carport is proposed for the front house at 2511 Medcliff, and a new driveway is proposed for the front house at 2501 Medcliff. The project is located in the Hillside Design District and the Coastal Zone. Planning Commission approvals are requested for the subdivision, including a Coastal Development Permit, two street frontage modifications, a street frontage waiver, and a Performance Standard Permit for an additional dwelling unit.)

**(Comments only; project requires environmental assessment and Planning Commission review of a subdivision, modifications, waiver, a Coastal Development Permit, and a Performance Standard Permit.)**

Actual time: 4:21

Present: Robert Reed and Sid Goldstein, Goldstein Engineering.

Public comment was opened at 4:26 p.m.

A letter from 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) Provide a landscape plan particularly addressing street and parkway trees, and the hedge along Medcliff Road.
- 2) Lower the existing 6 foot fence and hedge to 42 inches along Medcliff Road.
- 3) Provide Oak tree replacement and mitigation plans. Show trees to be removed and their replacements.
- 4) Study the carport design and character of 2511 Medcliff Road making it appear to be of more substantial building materials.
- 5) Study an alternative solution to the back out driveway.
- 6) The tandem parking at 2501 Medcliff Road is not supportable. Provide a solution that does not require backing out to the street.
- 7) Study an alternative to the sidewalk that is more organic in keeping with the proximity to the Douglas Preserve.
- 8) Redesign the development envelope of parcel D to provide a greater setback to the private drive and to exclude non buildable areas from the envelope.
- 9) Study having a private street, instead of a driveway and increasing the building setbacks from it.

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 1431 SHORELINE DR****E-3/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 045-185-010  
 Application Number: MST2010-00059  
 Owner: Lauren Emma, 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.)

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

Actual time: 4:54

Present: Brian Nelson, Architect; Hugh Wadelle, Landscape Architect.

Public comment was opened at 5:01 p.m. The following interested parties spoke in favor or opposition:  
 A letter Tom Hoffman expressing concerns was acknowledged.  
 A letter in opposition from Paula Westbury was acknowledged.  
 As no one wished to speak, public comment was closed.

**Motion: Continued to the Planning Commission and return to Full Board with the following comments:**

- 1) The project is appropriate to the neighborhood; provides quality material; and the size, bulk and scale are appropriate to the neighborhood.
- 2) The addition of the roof deck is appropriate in size, bulk and scale, as presented.
- 3) Move the east wall of the steps and fence 6 inches back from face of the East elevation.
- 4) Move the trash area to be placed against the house.
- 5) The deck complies with guidelines for the 15 foot setback. The 6 foot high wall will mitigate concerns for privacy to the neighbor to the west.
- 6) The landscape, new driveway paving, and elimination of the front yard driveway are positive design elements.
- 7) Show the stairs on the west elevation.
- 8) Update the square footage to include the second story storage room at the deck.

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

**PRELIMINARY REVIEW**

**4. 129 CALLE BELLO**

**A-2 Zone**

**(5:15)** Assessor's Parcel Number: 015-340-005  
 Application Number: MST2007-00193  
 Owner: Oscar Ball  
 Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

Actual time: 5:16

Present: Ubaldo Diaz, Designer; Oscar Ball, Owner; Gil Garcia, Architect.

Public comment was opened at 5:21 p.m.

A letter in support from Paula Westbury was acknowledged.

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

Straw vote: how many Board members are comfortable with the project as proposed with the concrete flat work and the guardrail at the back of the deck to remain as they are? 3/4

**Failed**

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

- 1) Provide a complete landscape plan including the concrete pad.
- 2) Show the finished wall of the removed deck.
- 3) Show pathway lights to remain in larger scale. Provide cut sheet of lights.
- 4) Provide time clock/timer for exterior lighting along the cart path.
- 5) Provide elevation of the gate.

Action: Mosel/Deisler, 3/3/1. Motion failed (Mahan, Bernstein, Woolery opposed to keeping retaining wall where deck was demolished; Carroll abstained.)

- Motion:** Continued two weeks to Full Board with the following comments:
- 1) Provide a complete landscape plan including the concrete pad.
  - 2) Study removing the retaining wall at prior deck.
  - 3) Show exterior lights drawn larger. Provide cut sheet for exterior lights.
  - 4) Provide a time clock/timer for exterior lighting along the cart path.
  - 5) Provide elevation of the gate.
- Action: Mahan/Bernstein, 6/0/1. Motion carried. (Carroll abstained.)

**\*\*The Full Board recessed from 5:50 until 6:12 p.m. \*\***

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

**5. 1131 LOS PUEBLOS RD**

**E-3 Zone**

**(6:00)** Assessor's Parcel Number: 031-071-028  
 Application Number: MST2010-00079  
 Owner: Richard and Vera J Scheeff Family Trust  
 Architect: Bryan Murphy

(Proposal to demolish 607 square feet of floor area and construct a 1,030 square addition to an existing two-story 2,258 square foot single-family residence. The existing one-car garage and one-car carport will be replaced with an attached 500 square foot two-car garage. Three redwood trees are proposed to be removed. A new retaining wall is proposed in the rear yard. The proposed total of 3,275 square feet on the 15,921 square foot lot in the Hillside Design District is 75% of the maximum guideline floor to lot area ratio. Staff Hearing officer approval of a modification is requested for the proposed deck and stairs to encroach into the front setback.)

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

Actual time: 6:12

Present: Bryan Murphy, Architect.

Public comment was opened at 6:20 p.m.

A letter in opposition from Paul Westbury was acknowledged.

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

- Motion:** Continued to the Staff Hearing Officer and return to Full Board with the following comments:
- 1) The size, bulk, and scale, and style and quality of architecture are appropriate to the Riviera neighborhood.
  - 2) The Modification to permit stair encroachment into front yard setback is acceptable.
  - 3) Study preserving the Redwood trees at the rear of the property.
- Action: Mahan/Woolery, 6/1/0. Motion carried. (Mosel opposed to the setback encroachment.)



**PRELIMINARY REVIEW****6. 41 NORTHRIDGE RD****A-1 Zone**

**(6:25)** Assessor's Parcel Number: 055-120-004  
 Application Number: MST2007-00194  
 Owner: Lance Anthony Gilbert  
 Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck. The existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage are located on a 32,560 square foot lot in the Hillside Design District. No longer proposed are a second-story and retaining walls and grading to terrace the rear yard. The proposal includes exterior remodeling, re-roofing, and removal of the existing arbor and hedge called out in ZIR2002-00674. The proposed total of 3,646 square feet is 75% of the maximum guideline floor to lot area ratio.)

**(Fourth review.)**

Actual time: 6:36

Present: Anthony Zermeno, Designer.

Public comment was opened at 6:42 p.m.

A letter from in opposition from Paula Westbury was acknowledged.

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

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

- 1) Incorporate storm water management details on the plans.
- 2) Provide details for the recessed windows.
- 3) Show a lighter color stain for the trellis structure on the upper deck
- 4) Provide a cut sheet for the garage door.
- 5) Show locations of exterior light fixtures on the elevations and incorporate a cut sheet on drawings.
- 6) Modify the window colors to contrast less with the plaster.
- 7) Provide details of the trellis-like structure.
- 8) Provide a color and materials board.

Action: Mahan/Bernstein, 6/1/0. Motion carried. (Woolery opposed to trellis at upper deck.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1628 OVERLOOK LN****E-1 Zone**

**(6:50)** Assessor's Parcel Number: 015-192-008  
 Application Number: MST2010-00075  
 Owner: Giovanni Vigna  
 Architect: Jason Grant

(Proposal for a 440 square foot two-story addition at the rear of an existing 2,424 square foot two-story single-family residence. The proposal includes a new entry porch, a new 99 square foot attached carport, replacement of all windows and doors, replacement of siding, and removal of arbor and fence. Staff Hearing officer approval is requested for alterations to the house and for the carport to be located in the front setback. The proposed total of 3,207 square feet on the 17,832 square foot lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

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

Actual time: 6:57

Present: Jason Grant, Architect; Giovanni Vigna, Owner.

Public comment was opened at 7:03 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

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

- 1) Restudy substituting a standard two-car garage instead of adding a one-car carport.
- 2) Provide a landscape plan showing trees to be removed and mitigation measures.
- 3) Provide a preliminary color scheme.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 507 BROSIAN WAY****A-1/SD-3 Zone**

**(7:15)** Assessor's Parcel Number: 047-030-010  
 Application Number: MST2010-00109  
 Owner: Forouzandeh Family Trust  
 Architect: Gil Barry

(Proposal for a new one-story 4,000 square foot single-family residence, attached one- and two-car garages totaling 660 square feet. The project includes a new driveway, motorcourt, pool, patios, landscaping, and 500 cubic yards of cut and fill grading balanced on site. The proposed total of 4,660 square feet on a 1.87 acre vacant lot in the Hillside Design District and the Coastal Zone is 85% of the maximum floor to lot area ratio.)

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

Actual time: 7:11

Present: Gil Barry, Architect; Mike and Mary Forouzandeh, Owners; Mr. Forouzandeh, Son/  
Attorney of Record.

Public comment was opened at 7:16 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

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

- 1) The well laid out design following the guidelines is appreciated.
- 2) Provide a landscape plan addressing low water usage.
- 3) Study shortening the driveway.
- 4) Show whether a gate or wall is proposed for privacy and provide details.
- 5) Study the motor-court pedestrian entry for architectural character.
- 6) Study the chimney design to add variety.
- 7) Show the pool fence and design on the site plan.
- 8) Provide colors and details.

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

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

**9. 819 ROBERTO AVE**

**E-1 Zone**

**(7:40)**

Assessor's Parcel Number: 035-083-009

Application Number: MST2010-00102

Owner: Ryan and Sarah Muzzy

Applicant: Ryan and Sarah Muzzy

(Proposal for a new 1,400 square foot second-story and a 314 square foot addition to the first floor of the existing 1,311 square foot one-story single-family residence and attached 421 square foot two-car garage. The project includes a 300 square foot covered second-floor balcony at the front, a 364 square foot covered patio at the rear, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,446 square feet on the 9,037 square foot lot in the Hillside Design District is slightly less than 100% of the maximum floor to lot area ratio.)

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

Actual time: 7:27

Present: Jim Seal, Contractor; Christine Daniel, Designer; Ray and Sarah Muzzy, Owners.

Public comment was opened at 7:33 p.m. The following individual(s) spoke in favor or opposition:

George Mogyoros: opposed; the lot is too small for this size project.

Andrew Gault: opposed to loss of privacy, loss of solar access; size, bulk, and scale are not compatible with the neighborhood.

Two letters in opposition from Phyllis McGee for Laura Downs and from Paula Westbury were acknowledged.

Public comment was closed at 7:40 p.m.

- Motion:**        **Continued indefinitely to the Full Board with the following comments:**
- 1) Reduce the size, bulk, and scale. The project is too massive as proposed and size is not compatible with the neighborhood.
  - 2) Restudy the design for quality architectural style.
- Action:**        Mahan/Deisler, 7/0/0. Motion carried.

## **ADJOURNMENT**

The Full Board meeting was adjourned at 7:58 p.m.

## **CONSENT CALENDAR (11:00)**

### **FINAL REVIEW**

#### **A.     515 CONEJO RD A-1 Zone**

Assessor's Parcel Number:    019-062-009  
 Application Number:            MST2009-00381  
 Owner:                             Elizabeth Faoro  
 Architect:                         Archart Inc.

(Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.)

**(Review of landscaping.)**

Final Approval as submitted of the landscaping.

### **NEW ITEM**

#### **B.     885 MOUNTAIN DR A-1 Zone**

Assessor's Parcel Number:    021-050-034  
 Application Number:            MST2009-00467  
 Owner:                             Forbes Perkins  
 Designer:                         Adam Wheeler

(Proposal to rebuild a house and garage destroyed in the Tea Fire to approximately the same size as before. The project includes a 2,508 square foot two-story single-family residence, a detached 560 square foot garage and accessory building, and retaining walls to be located in their previous locations. The proposed total of 3,068 square feet on the 3.4 acre parcel in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a zoning modification is requested for a new fire access stairway to be located within the front setback at Gibraltar Road.)

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

Continued to the Staff Hearing officer with comments: 1) Study the garage to be compatible in style with the house. 2) The stair case is reasonable and poses no detrimental visual impact. 3) The request for a patio within the setback is supportable and relates well to the architecture.

### **REVIEW AFTER FINAL**

#### **C. 950 COYOTE RD**

**A-1 Zone**

Assessor's Parcel Number: 021-062-005  
Application Number: MST2009-00168  
Owner: Olitzky Family 2001 Trust

(Review After Final revision to approved project to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road. Description for previously approved project: Proposal to rebuild a 2,525 gross square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,525 square feet on the 1.1 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

**(Second review of Review After Final to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road.)**

Review After Final approved with conditions: 1) Show Myoporum parviflorum on the steep slope. 2) Provide drip irrigation. 3) The revised grading plan is approved; new grading contours should be as evenly spaced as possible.

### **NEW ITEM**

#### **D. 850 CENTINELA LN**

**A-1 Zone**

Assessor's Parcel Number: 047-102-021  
Application Number: MST2010-00110  
Owner: James Knell and Theresa Carmody  
Architect: Doug Keep

(Proposal to enclose an existing second-floor terrace resulting in 215 square feet of new net floor area for an existing 4,096 square foot two-story single-family residence with attached 500 square foot two-car garage and 1,321 square foot accessory building. The proposed total of 6,132 square feet on the one-acre lot in the Hillside Design District is 123% of the maximum guideline floor to lot area ratio.)

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

Public comment: Bob Swanson, Campanil HOA, in support of the project.

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with comments: 1) The project is not visible to neighbors, provides quality architecture, is compatible with the neighborhood, and the architectural style is appropriate. 2) Colors and details are to match existing.

**NEW ITEM****E. 1530 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-040  
Application Number: MST2010-00112  
Owner: Jay Rasulo  
Architect: Scott Branch

(Proposal to add a 180 square foot roof over part of the existing patio at the second floor. The existing three-story 5,142 square foot residence with attached 639 square foot two-car garage is located on a 15,332 square foot lot in the Hillside Design District and is 133% of the maximum guideline floor to lot area ratio.)

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

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with comments: The size, bulk, scale and architecture are appropriate. The project provides quality materials.

**REVIEW AFTER FINAL****F. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-078  
Application Number: MST2009-00376  
Architect: Zehren and Associates  
Owner: Vikram Verma

(This is a revised Project Description: Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 455 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

**(Review After Final for redesigned main-level deck, terrace, and spa.)**

Continued two weeks to the Full Board.

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