



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, May 24, 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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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. **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 toughman@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.**

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

1. On Wednesday, May 19, 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.
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 Zink.

ROLL CALL:

Members present: Bernstein, Deisler, Mahan, Mosel, Woolery (arrived at 3:07), Zink.
Members absent: Carroll

Staff present: Boughman, Shafer

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

Tony Fischer, representing Mike and Linda Cahill. Mr. Fischer reported that this morning construction had resumed beneath the second Oak tree at 1402 Grand Avenue (submitted photo and written statement of activities).

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of May 10, 2010, as amended.
Action: Mahan/Deisler, 6/0/0. Motion carried. (Carroll absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of May 17, 2010. The Consent Calendar was reviewed by Glen Deisler with the exception landscaping, reviewed by Denise Woolery.
Action: Bernstein/Mahan, 6/0/0. Motion carried. (Deisler abstained item F.) (Carroll absent.)

Motion: Ratify the Consent Calendar of May 24, 2010. The Consent Calendar was reviewed by Gary Mosel with landscaping reviewed by Denise Woolery.
Action: Woolery/Bernstein, 6/0/0. Motion carried. (Carroll absent.)

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

1. Mr. Boughman announced that Mr. Carroll will be absent from today's meeting.
2. Mr. Boughman announced that the Monday, May 31st Consent Calendar will be cancelled.
3. Mr. Deisler announced that he will step down from Item 8, 1035 Cima Linda Lane.
4. Mr. Zink and Mr. Mosel announced that they will be absent on June 7, 2010.
5. Mr. Mahan reported on the appeal to City Council for the SFDB denial of 1464 La Cima Rd.

Mr. Mahan stated that although the Council did not uphold the denial, the SFDB's action to deny the project was appropriate. City Council made adjustments to some walls and conditioned that the project adhere to the arborist report.

6. Mr. Boughman provided a Tea Fire statistics update as of May 20, 2010: 151 homes were destroyed by the fire; 90 applications were submitted to SFDB (60%); 77 applications were approved (51%); 71 Building permits have been issued (47%); 21 projects have been completed with Certificate of Occupancy issued (14%).

E. Subcommittee Reports.

None.

SFDB-CONCEPT REVIEW (CONT.)

1. 376 LAS ALTURAS RD

A-1 Zone

(3:10) Assessor's Parcel Number: 019-312-021
 Application Number: MST2010-00123
 Owner: Kevin G. Cravens
 Architect: Sherry and Associates
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

(Project was referred from the Consent Calendar. Project requires Environmental Assessment. Action may be taken if sufficient information is provided. ^(5/24/10))

Actual time: 3:20

Present: Dawn Sherry, Architect; Kate Simpson, Associate.

Public comment was opened at 3:32 p.m.

Genie Gable, neighbor at 14 Alisal: concerned about the palm tree adjacent to the fence and driveway exit.

Ron Alex, neighbor at 424 Las Alturas: concerned about the view and appearance of the large roof and roof-mounted equipment; concerned about past landslide issues.

Luann Beach, neighbor at 422 Las Alturas: concerned about the project size given the site constraints, concerned about commercial style, and the driveway bridge and retaining wall.

A comment letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:39 p.m.

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

- 1) Reduce the amount of driveway paving.
- 2) Provide a roof plan showing parapet heights.
- 3) Relocate the solar panels to lower rooftop locations.
- 4) Provide information about hardscape and paving materials.
- 5) Provide a color and material board. Provide color elevations.
- 6) Provide information about the pool fencing.

- 7) Provide additional landscape to soften the appearance and increase permeability at the front of the house and at the proposed visitor parking.
- 8) Study providing shade trees at the front, along the driveway.
- 9) Study providing a variety of vines along the walls.

Action: Mahan/Deisler, 5/1/0. Motion carried. (Carroll absent. Bernstein opposed to size, style, materials.)

PRELIMINARY REVIEW

2. 507 BROSIAN WAY

A-1/SD-3 Zone

(3:35)

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 1000 ~~500~~^(5/24/10) cubic yards of cut and fill grading ~~balanced on site~~^(5/24/10). 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.)

Actual time: 4:10

Present: Gil Barry, Architect; Derrick Eichelberger, Landscape Architect; Mike Forouzandeh, Owner; Robert Forouzandeh, Attorney.

Public comment was opened at 4:19 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 and continued to Full Board for in-progress review with the following comments:

- 1) The architecture is appropriate for the neighborhood, building materials will be high quality; the house color will be off-white with a tile roof.
- 2) Provide a color and materials board.
- 3) Provide information about exterior light fixtures.
- 4) Provide an elevation of the front retaining wall and study stone cap, pilaster, or scalloping the wall.

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

REVIEW AFTER FINAL**3. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

(4:00) 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.)

(Referred from Consent Calendar to Full Board. Review After Final for redesigned main-level deck, terrace, and spa.)

Actual time: 4:26

Present: Stephanie Poole, Architect; Robert Adams, Landscape Architect.

Public comment was opened at 4:33 p.m.

A letter in opposition from Paul Westbury was announced.

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

Motion: To table this item to later in the meeting to allow applicant to return with the proposed stucco color sample.

Action: Mahan/Deisler, 6/0/0. Motion carried

Time resumed: 6:26

Present: Stephanie Poole, Architect.

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

- 1) The project redesign is approved.
- 2) The Oatmeal X-81 La Habra stucco color as the base color for the stucco wall is approved.
- 3) Preservation of the natural hillside and simplification of the architecture in that area is appreciated.

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

SFDB-CONCEPT REVIEW (CONT.) (Item 4 was heard out of order.)**4. 1335 MISSION RIDGE RD****E-1 Zone**

(4:25) Assessor's Parcel Number: 019-210-005
 Application Number: MST2010-00080
 Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal to abate violations listed in ENF2010-00080 and permit as-built maximum 8 foot high retaining walls and construct a 714 square foot terrace, stairs, trellis, fountain and 115 cubic yards of grading. The project is located in the rear yard of a 5,318 square foot three-story single-family residence on a 17,043 net square foot lot in the Hillside Design District.)

(Comments only. Project requires Environmental Assessment Action may be taken if sufficient information is provided.^{5/24/10})

Actual time: 5:18

Present: Bryan Murphy, Architect.

Public comment was opened at 5:25 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 Consent Calendar with the following comments:

- 1) Comments 3, 4 and 6 from the meeting of March 29, 2010 were carried forward: 3. Show compliance with the Storm Water Management Program. 4. Provide a soils report. 6. Provide a preliminary landscape plan.
- 2) Provide a color and materials board.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 1220 SHORELINE DR****E-3/SD-3 Zone**

(4:50) Assessor's Parcel Number: 045-214-020
 Application Number: MST2009-00512
 Owner: 1220 Shoreline Drive, LLC
 Architect: James Zimmerman

(Proposal for a 331 square foot addition to the second-story, 447 square feet of first-floor additions, and remodeling for an existing 1,064 square foot one-story single-family residence and attached 379 square foot two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot in the appealable jurisdiction of the Coastal Zone is 85% of the maximum floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

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

Actual time: 4:44

Present: James Zimmerman, Architect; Lauren Kurzweil, Owner.

Public comment was opened at 4:58 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 the Planning Commission and return to Full Board with the following comments:

- 1) The size, bulk, scale, and architecture are compatible with the neighborhood and coastal environment; the project provides high quality materials and details.
- 2) Show a window on east elevation of the tower. Provide a weather vain on top of the tower.
- 3) The balcony at the front will not negatively impact the neighbor's privacy, and therefore does not set a precedent and in this instance the guideline for a 15 foot distance from the property can be waived.

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

SFDB-CONCEPT REVIEW (CONT.)

6. 1628 OVERLOOK LN

E-1 Zone

(5:15) 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 2,363 square foot two-story single-family residence and 289 square foot one-car attached garage. The revised proposal includes a new entry porch, a 89 addition to the garage, 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 garage within the front setback. The proposed total of 3,181 square feet on the 17,832 square foot lot in the Hillside Design District is 72% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:05

Present: Jason Grant, Architect.

Public comment was opened at 5:10 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 the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) Neighborhood Preservations Ordinance findings can be made when the project returns to Consent Calendar.
- 2) The two-car garage is appreciated and encroachment is acceptable. The style of architecture is compatible with Design Guidelines.
- 3) The change of window fenestration is a positive change.
- 4) Provide a color board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 282 LOMA MEDIA RD****E-1 Zone**

(5:40) Assessor's Parcel Number: 019-272-011
 Application Number: MST2010-00134
 Owner: Alessandro Castellarin
 Architect: Brett Ettinger

(Proposal for a 461 square foot second-floor addition to an existing 2,495 square foot two-story single-family residence. The project includes enclosing the existing attached carport to create an attached 457 square foot two-car garage and interior remodeling. Staff Hearing Officer approval of a Modification is requested for alterations to the carport located in the front setback. The proposed total of 3,412 square feet on the 15,217 square foot lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:33

Present: Brett Ettinger, Architect.

Public comment was opened at 5:46 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 can support the recessed garage door with larger overhang as presented? 3/3

Motion: Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments:

- 1) The second-story addition is elegantly incorporated with the existing house
- 2) The Board is mixed on the depth of the garage overhang with a 3/3 straw vote.
- 3) The color pallet and materials are appreciated.
- 4) Study the window at the dining room for alternate options.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1035 CIMA LINDA LN****A-2 Zone****(6:05)**

Assessor's Parcel Number: 015-202-004
 Application Number: MST2010-00132
 Owner: Peter Sadowski and Denise Decker
 Applicant: Harrison Design Associates

(Proposal for 2,040 square feet of one-story additions to an existing 4,744 square foot single-family residence, relocation and reduction of garage square footage to result in an attached 750 square foot three-car garage, and a 65 square foot addition to the detached accessory building. The project includes remodeling and associated hardscape and landscape site improvements. The proposed total of 7,444 square feet on the 1.24 acre lot in the Hillside Design District is 146% of the maximum guideline floor to lot area ratio. The project will abate violations in ZIR2010-00055 and ENF2007-00709.)

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

Actual time: 6:00

Present: Tony Spann, Architect; Sam Maphis, Landscape Architect; Peter Sadowski and Denise Decker, Owners.

Mr. Span submitted three letters from neighbors in support of the project.

Public comment was opened at 6:15 p.m.

A letter in support of the project from Steward Hudnut was acknowledged.

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

Public comment was closed at 6:16 p.m.

Motion: Preliminary and Final Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with comments:
 The size, bulk, and scale are appropriate to the neighborhood; details are high quality; the architecture is acceptable; and landscaping is appropriate.

Action: Mahan/Woolery, 5/0/0. Motion carried. (Carroll absent; Deisler stepped down.)

ADJOURNMENT

The Full Board meeting was adjourned at 6:29 p.m.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 525 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-004
 Application Number: MST2010-00139
 Owner: Ronald E. and Laura L. Bonneau
 Contractor: Don Alexander
 Architect: Paul Zink

(Proposal to rebuild a one-story 1,084 square foot house destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single-family residence similar to the prior house with the addition of a 544 square foot understory. The one non-conforming uncovered parking space will remain. Staff Hearing Officer approval of modifications is requested to provide less than the required open yard area and for the project to encroach into one front setback and two interior setbacks. The proposed total of 1,604 square feet on the 6,531 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing officer with comments: 1) The Modification requests are acceptable. 2) The size, bulk, and scale are acceptable. 3) The 10 foot plate in center is acceptable. 4) Return to Consent Calendar with a color board and railing detail. 5) Study the 4' roof overhang at the rear.

FINAL REVIEW**B. 529 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-007
 Application Number: MST2009-00566
 Owner: Tobin James and Blanche Marie
 Applicant: Wade Davis Design

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single-family residence and attached 400 square foot two-car garage. Staff Hearing Officer approval of modifications are requested for encroachment into the front and interior setbacks and modification of the solar access ordinance. The proposed total of 2,004 square feet on the 9,140 square foot lot in the Hillside Design District is 58% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-10.)

Final 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 with comments: 1) Project provides quality materials and roof. 2) Door and window details are the preferred design. 3) Landscaping should screen the 6' retaining wall. 4) Study using boulders with retaining wall.

FINAL REVIEW**C. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009
 Application Number: MST2009-00423
 Owner: Stephen A. and Maj-Britt L. Greig
 Architect: Chris Dentzel
 Engineer: Kevin Vandervort
 Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence and 424 square foot attached two-car garage and a new 424 square foot understory addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the understory square footage and is 43% of the maximum guideline floor to lot area ratio. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of Modifications.)

(Final approval of landscape plan is requested.)

Final Approval of the landscape plan as noted: 1) Eliminate the Apenphia, use prostrate Ceanothus. 2) Use shrub Ceanothus to hide the backflow device. 3) Use Ceanothus or Diamondia ground cover rather than lawn under the Oak drip lines.

REVIEW AFTER FINAL**D. 1135 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-012
 Application Number: MST2010-00120
 Owner: Lucille Leemhuis

(Proposal to replace 24 feet of an existing second-floor deck and extend the width of the deck by four feet, for a new deck area of 240 square feet at the rear of the existing two-story single-family residence.)

(Review After Final to change to steel railing.)

Denied the Review After Final for railing material change for the new portion of deck. Railings at the rear of the house should all be the same style.

FINAL REVIEW**E. 1109 LUNETTA PZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
Application Number: MST2008-00452
Owner: Peter Le Vay
Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the coastal zone and Planning Commission approval of a coastal development permit is requested.)

(Final review of details.)

Final Approval of the details as submitted. Kelly Brodison, Assistant Planner was present to answer questions about the Planning Commission conditions of approval.

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