



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, June 21, 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><u>Master Application & Submittal Fee</u> - (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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 June 17, 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.
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:06 p.m. by Chair Zink.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel (arrived at 3:09), Woolery, Zink
Members absent: None

Staff present: Baker, Boughman, Limon, Shafer

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

Mr. Boughman stated that he received a letter from Mr. Richard St. Clair reporting that the minutes of May 10, 2010 did not correctly reflect that he was opposed Item 7, 129 Calle Bello.

Motion: To correct the minutes of May 10, 2010.

Action: Mahan/Bernstein. 6/0/0. (Mosel absent.)

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of June 7, 2010, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 14, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery.

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

Motion: Ratify the Consent Calendar of June 21, 2010. The Consent Calendar was reviewed by Mahan with landscaping reviewed by Woolery.

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

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

1. Mr. Mahan announced that he would no longer be available to serve as Consent Calendar Representative. Mr. Deisler agreed to serve as Consent Reviewer for the remainder of the fiscal year.
2. Mr. Zink thanked Mr. Mahan and Mr. Mosel for two years of service on the SFDB.
3. Mr. Boughman announced that Mr. Carroll will step down on Item 1, 226 Eucalyptus Hill Drive.
4. Mr. Mahan announced that he will step down from Item 3, 575 W. Mountain Drive.

5. On behalf of City Staff, Mr. Limon thanked Mr. Mahan for many years of public service to the residents of the City of Santa Barbara.

E. Subcommittee Reports.

None.

DISCUSSION ITEM:

(3:10) 2010 DESIGN REVIEW TRAINING: Enhancing Your Community Through Tree Preservation.

Technical know-how is only one part of protecting trees during the land planning process. Understanding and overcoming the hidden barriers to tree preservation are also critical to planning success. Planners, property owners, engineers, landscape architects and contractors want — and are increasingly required — to save trees. But team members may not be fully aware of the obstacles and opportunities that are present when preserving and building a tree-filled community. Todd Degner speaks about the common barriers to tree preservation as well as proactive steps for overcoming them.

Todd Degner is the Business Manager of Tree Preservation and Land Restoration for The Care of Trees. In this position he has increased tree preservation awareness and gained recognition in the Great Lakes planning, engineering, and architectural communities as a premier provider of tree preservation expertise and service. His work with not-for-profit organizations like Openlands and Chicago Wilderness has provided energy and direction for a regional tree preservation and land restoration vision that will protect natural resources throughout the Great Lakes region for generations to come.

Present: Ms. Baker presented an American Planning Association training presentation; she and Mr. Limon were available to respond to questions and comments from Board members.

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

SFDB-CONCEPT REVIEW (CONT.)

1. 226 EUCALYPTUS HILL DR

A-2 Zone

(4:10) Assessor's Parcel Number: 015-050-017
 Application Number: MST2010-00055
 Owner: Cynthia Dee 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.)

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

Actual time: 4:10

Present: Greg Griffin, Architect; Robin Donaldson, Architect; Derrick Eichelberger, Landscape Architect.

Public comment was opened at 4:25 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

Kathleen Kennedy, Associate Planner stated that the City Council's landscaping conditions must be met prior to SFDB approval.

Straw vote: how many board members feel the architecture is acceptable as presented? 5/2/0.

Motion: Continued two weeks to the Full Board for an in-progress review with the following comments:

- 1) Show permeable and asphalt paving on the plans.
- 2) Show landscaping of the ditch and landscaping on the "green roof" of the garage.
- 3) Integrate gutters and down spouts to be compatible.
- 4) Show Oak tree replacement on landscape plans.
- 5) Study an alternative color for the concrete and provide a sample.
- 6) Show compliance with City Council Resolution No. 09-099.
- 7) Straw vote indicated that architecture is ready for approval.

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

SFDB-CONCEPT REVIEW (CONT.)

2. 376 LAS ALTURAS RD

A-1 Zone

(4:45)

Assessor's Parcel Number: 019-312-021
 Application Number: MST2010-00123
 Owner: Kevin G. Cravens
 Architect: Dawn 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.)

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

Actual time: 4:53

Present: Dawn Sherry, Architect; Kate Svensson, Associate; Philip Castiglia, Landscape Architect; Michael Gerenser, Civil Engineer.

Public comment was opened at 5:14 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

Straw vote: how many feel the building materials as presented are compatible with the neighborhood?
4/3/0. (Mahan, Bernstein opposed siding material and color, Mosel opposed the color.)

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Full Board for in-progress review with the following comments:

- 1) Study reducing the amount of metal siding and using lighter metal siding color.
- 2) Locate the drainage pipes below grade.
- 3) The cistern shall be below grade or concealed within the structure.
- 4) Identify the rip rap to be Santa Barbara sandstone.
- 5) Retaining the Sycamores is acceptable.
- 6) The project is compatible with the neighborhood; provides quality materials; proposed landscaping is appropriate for site.

Action: Woolery/Mosel, 5/2/0. Motion carried. (Mahan opposed to the dark color.)

SFDB-CONCEPT REVIEW (CONT.)

3. 575 W MOUNTAIN DR

A-1 Zone

(5:10) Assessor's Parcel Number: 021-110-014
Application Number: MST2010-00164
Owner: Kelly M. Knight
Architect: Roderick Britton

(Proposal for two uncovered parking spaces and to legalize the as-built removal of a two-car carport. The proposal includes permitting the as-built 5 foot high steel entry gate and relocating a 120 square foot storage shed to conform to the setback to abate violations in ENF2010-00164. The proposed total of 2,413 square feet on the 1.2 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:33

Present: Rob Britton, Architect; Jill Knight, Owner.

Public comment was opened at 5:36 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

Straw vote: how many can support the plan with no covered parking as presented? 3/3/0.

Motion: Continued four weeks to Full Board with the comment to study incorporating a covered two-car parking solution into project.

Action: Bernstein/Mosel, 6/0/0. Motion carried. (Mahan stepped down.)

PRELIMINARY REVIEW**4. 1478 LOU DILLON LN****A-2 Zone**

(5:35) Assessor's Parcel Number: 015-202-042
 Application Number: MST2007-00644
 Owner: Arturo Gonzalez
 Architect: AB Design Studio

(Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

Actual time: 5:53

Present: Arturo Gonzalez, Owner; Josh Blumer, Architect; Bill Mellett, Landscape Architect.

Public comment was opened at 5:58 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

Motion: Continued two weeks to the Full Board with the comment to restudy the design to capture the charm as presented in the conceptual sketches.

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

The Board recessed from 6:22 until 6:47 p.m.

SFDB-CONCEPT REVIEW (CONT.)**5. 2102 EDGEWATER WAY****E-3/SD-3 Zone**

(6:20) Assessor's Parcel Number: 041-344-009
 Application Number: MST2010-00136
 Owner: Jason and Robyn O'Hearn Family Trust
 Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 497 square feet at the upper-level and 363 square feet at the lower-level, and a 255 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,511 square feet is 99% 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: 6:47

Present: Akiko Wade-Davis, Architect; Jim Davis, Architect.

Public comment was opened at 6:49 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

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

- 1) Neighborhood Preservation findings can be made when the project returns. The project is approvable as presented.
- 2) Study the front elevation to give the appearance of a two-car garage.
- 3) Provide a landscape plan.

Action: Mahan/Deisler, 6/1/0. Motion carried. (Bernstein opposed, project is not compatible with the neighborhood.)

SFDB-CONCEPT REVIEW (CONT.)

6. 119 CEDAR LN

E-1 Zone

(6:45)

Assessor's Parcel Number: 015-092-005
 Application Number: MST2009-00065
 Contractor: Arnold Brothers Construction
 Owner: Kurt Huffman Trust
 Architect: James Macari

(Revised proposal for remodel and a 215 square foot second-story addition for an existing 1,773 square foot one-story single-family residence, including attached 383 square foot two-car garage. The project includes a new front entry portico, 13 square foot addition to the garage, raising roof and roof pitch, new exterior finishes, doors, and windows, removing as-built storage sheds, and permitting or removing all other as-built work called out in ZIR2008-00352. Staff Hearing Officer approval of modifications is requested to allow alterations to the existing house within the setbacks. The proposed total of 2,051 square feet on the 7,700 square foot lot in the Hillside Design District is 66% of the maximum floor to area ratio.)

(Fourth Concept Review; first review with new architect. Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Actual time: 7:03

Present: James Macari, Architect.

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

Phil Beautrow, opposed to height, bulk mass and scale, construction impacts.

Prem Krish, opposed to roof height.

Emily Nichols, opposed to blockage of neighbors' views, height.

A letter in opposition from Paula Westbury was acknowledged.

A letter in opposition from Larry and Donna Mason in opposition to roof mass, size bulk and scale not compatible was acknowledged.

Public comment closed at 7:22 p.m.

Motion: Continued to the Staff Hearing Officer and return to the Full Board with the following comment that the plate heights and architecture of the northwest wing and garage are not supportable due to excessive mass and height in areas where the proposed Modifications are to occur.

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

SFDB-CONCEPT REVIEW (CONT.)

7. 819 ROBERTO AVE

E-1 Zone

(7:05)

Assessor's Parcel Number: 035-083-009
 Application Number: MST2010-00102
 Owner: Ryan W. Muzzy
 Applicant: Ryan and Sarah Muzzy

(Proposal for a new 1,160 square foot second-story and a 214 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 150 square foot covered second floor balcony at the front, 475 square feet of covered patios at the first floor, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,106 square feet on the 9,037 square foot lot in the Hillside Design District is 89% of the maximum floor to lot area ratio.)

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

Actual time: 7:41

Present: Ryan Muzzy, Owner; Gil Barry, Architect; Christine Daniels, Designer; Jim Seal, Contractor.

Public comment was opened at 7:48 p.m.

Phyllis Downs McGee, opposed to the loss of ocean view and property value.

A letter in opposition from Paula Westbury was acknowledged.

A letter in opposition from George Mogyoros was acknowledged.

Public comment was closed at 7:51 p.m.

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

- 1) The applicant's consideration of Design Guidelines is appreciated.
- 2) Study for further reduction and simplification of the mass.
- 3) Simplify the roof plan.
- 4) Revise the entry to be street friendly.
- 5) Provide a preliminary landscape plan showing permeable paving and include trees.
- 6) Restudy the shingle chimney material.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 102 ONTARE HILLS LN****A-1 Zone**

(7:30) Assessor's Parcel Number: 055-160-054
Application Number: MST2010-00156
Owner: WYNPAC IV, LLC
Architect: Bill Wolf
Owner: Stephen P Wiley

(Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Planning Commission Resolution No. 032-05.)

Actual time: 8:03

Present: Bill Wolf, Architect; Stephen and Shiela Wiley, Owner.

Public comment was opened at 8:16 p.m.

Eleanor Vancott: concerned about the floor to lot area ratio of 110%.

A letter in opposition from Paula Westbury was acknowledged.

E-mails from Darrell Adams and Todd Amspoker expressing concerns about driveway and property buffer were acknowledged.

Public comment was closed at 8:18 p.m.

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

- 1) Study moving the driveway to the northwest area of the property, to be away from the intersection of Morada Lane to provide relief to the building.
- 2) Study lowering the plate heights and provide plate height dimension on drawings.
- 3) Study the choice of material on the main house (i.e. board and batten). Study how the stone and brick are incorporated.
- 4) Incorporate a timed tree removal plan for the Eucalyptus trees so that not all trees are removed within a five year period.
- 5) Study lowering the garage building height.
- 6) Study eliminating the window lentils.

Action: Mosel/Mahan, 6/0/0. Motion carried. (Bernstein stepped down.)

The Full Board meeting was adjourned at 8:45 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 305 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-022
Application Number: MST2010-00086
Owner: Elizabeth Sillers
Applicant: Taylor Tatman
Contractor: Ben Tatman
Architect: Richard Redmond

(Proposal to rebuild a 900 square foot one-story house destroyed in the Tea Fire. Proposed is a 2,261 square foot two-story single-family residence and attached 476 square foot two-car garage. The existing 407 square foot detached garage will be demolished. The proposed total of 2,737 square feet on the 11,889 square foot lot in Hillside Design District is 69% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested.)

A letter in opposition from Paula Westbury was acknowledged.

Continued one week to Consent Calendar with the following comment to study improving integration of the house with the sloped lot as shown on the preliminary approved plans.

NEW ITEM**B. 945 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-009
Application Number: MST2010-00178
Owner: Levitt Second Family Trust

(Proposal to regrade the existing building pad where the prior house was destroyed in the Tea Fire. Total grading on the 2.2 acre lot in the Hillside Design District will be less than 250 cubic yards.)

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

A letter in opposition from Paula Westbury was acknowledged.

Continued one week with the following comments: 1) The grading should be more sensitive to the hillside and respect the natural topography. 2) Soften the filled corner at the south corner of the building pad. 3) Provide information on the pre-fire grades.

REVIEW AFTER FINAL**C. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005
Application Number: MST2009-00243
Owner: Richard Garcia Jr.
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Review After Final for alterations to first and second stories resulting in an overall reduction of square footage. The house is located in the front setback and the changes require a substantial conformance determination for Staff Hearing Officer Resolution No. 053-09.)

Approval of the review after final with the following conditions: 1) Return to the steeper sloping walls below the windows in the tower as on the final approved plans. 2) The size, bulk, and scale are not an issue; design and materials are appropriate to the neighborhood. 4) The revised colors are approved. Provide an updated color board.

CONTINUED ITEM**D. 289 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-083-006
Application Number: MST2009-00515
Owner: JJC, LP
Architect: Jeff Shelton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 2,458 square foot one-story single-family residence with attached 509 square foot two-car garage, a detached pool cabana, and detached workshop. The proposed total of 3,467 square feet on the 1.77 net acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

(In-progress review to reduce the scope of the project. Square footage is reduced to a total of 3,061, the garage is relocated, and the pool house is eliminated.)

Revised Preliminary Approval as submitted with Neighborhood Preservation Ordinance findings.

FINAL REVIEW**E. 3308 CALLE FRESNO E-1/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-071-007
Application Number: MST2010-00101
Owner: Closson Living Trust
Architect: Dwight Gregory, AIA

(Proposal for a 131 square foot roof deck to be located on a 504 square foot one-story addition. The project includes demolition of 330 square feet at the area of the addition. The existing 2,334 square foot one-story single-family residence, attached 337 square foot two-car garage, and 218 square foot detached accessory building are located on a 19,948 square foot lot.)

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 the following conditions: 1) Colors and details are to match existing. 2) Iron work color is to match the window color.

NEW ITEM**F. 1011 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-241-023
Application Number: MST2010-00190
Owner: Andrew and Laurie Wilson
Agent: Martin Roofing

(Proposal to reroof an existing single-family residence in the Hillside Design District by replacing the wood shake roof with S-tiles.)

Continued indefinitely for structural roof calculations.

REVIEW AFTER FINAL**G. 1466 LA CIMA RD R-1 Zone**

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H. and Kathy S. Cook
Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor to lot area ratio.)

(Review After Final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)

Public comment: Scott McCosker requested landscape screening and relocation of the stairs.

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.