



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, July 19, 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
 BRIAN MILLER
 DENISE WOOLERY
 JIM ZIMMERMAN

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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of 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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted 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 Wednesday, July 14, 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 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 3:03 p.m.

ROLL CALL:

Members present: Bernstein (in at 3:04), Carroll, Deisler, Miller, Woolery (in at 3:04), Zimmerman, Zink
Members absent: None

Staff present: Boughman, Gullett (5:29 to 6:13) Limon (3:00 to 3:36 and 6:16 to 7:13), Shafer

GENERAL BUSINESS:

- A. Public Comment: No public comment.
- B. Approval of Minutes:
Motion: Approval of the minutes of the Single Family Design Board meeting of Tuesday, July 6, 2010, as submitted.
Action: Deisler/Carroll, 6/0/0. Motion carried. (Woolery abstained.)
- C. Consent Calendar:
Motion: Ratify the Consent Calendar of July 12, 2010. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Erin Carroll.
Action: Miller/Carroll, 7/0/0. Motion carried.
Motion: Ratify the Consent Calendar of July 19, 2010. The Consent Calendar was reviewed by Glen Deisler landscaping reviewed by Denise Woolery.
Action: Woolery/Miller, 7/0/0. Motion carried.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 1. Ms. Bernstein stated that she received a status report concerning Planning Commission's Conditions of Approval for the project at 230 Lighthouse Road and will she will provide an update concerning the Eucalyptus trees at the next SFDB meeting.
 2. Mr. Zink requested a status update on the project at 2222 Santa Barbara Street. Mr. Boughman reported that a building permit was issued and construction is taking place and the applicant is allowed to build what was previously approved and rebuild what was existing. Mr. Boughman stated that he will follow up with the applicant.
- E. Subcommittee Reports.
None.

SFDB-CONCEPT REVIEW (CONT.)**1. 575 W MOUNTAIN DR****A-1 Zone**

(3:10) Assessor's Parcel Number: 021-110-014
 Application Number: MST2010-00164
 Owner: Kelly M. Knight
 Architect: Roderick Britton

(The proposal is 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 ENF2010-00363. 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.)

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

Actual time: 3:11

Present: Jill Stein, Co-Owner.

Public comment was opened at 3:18 p.m. As no one wished to speak, public comment was closed.

A letter in support from Paula Westbury was acknowledged.

Straw vote: how many can support the two uncovered parking spaces as presented? 3/4. Not a majority.

Motion: Continued four weeks to the Full Board with the comment to study incorporating a two-car carport or a garage, or other alternative for the uncovered parking.

Action: Carroll/Deisler, 6/1/0. Motion carried. (Woolery opposed.)

REVIEW AFTER FINAL**2. 715 CIRCLE DR****R-1 Zone**

(3:25) Assessor's Parcel Number: 013-101-006
 Application Number: MST2009-00504
 Owner: Charles Steven Duvall
 Designer: Timothy Herman

(Proposal to replace a house and garage destroyed in the Tea Fire. The proposal includes a 2,229 square foot one-story residence with an attached 486 square foot two-car garage. The proposed total of 2,715 square feet on the 19,580 square foot lot in the Hillside Design District is 61% of the maximum guideline floor to lot area ratio.)

(Review After Final to propose S-tile roof material.)

Actual time: 3:36

Present: Sheryl Ann Smith, Co-Owner; Richard Herman, Superintendent, Pinnacle Construction.

Public comment was opened at 3:40 p.m. As no one wished to speak, public comment was closed.

A letter in opposition from Paula Westbury was acknowledged.

Motion: Review After Final Approved as presented.

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

PRELIMINARY REVIEW

3. 1517 CLIFF DR

E-3/SD-3 Zone

(3:40)

Assessor's Parcel Number: 045-031-022

Application Number: MST2010-00052

Owner: Mark C. Griffith

Architect: Tom Ochsner

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

(Project requires compliance with Staff Hearing Officer Resolution No. 023-10.)

Actual time: 3:47

Present: Tom Ochsner, Architect; Mark Griffith, Owner.

Public comment was opened at 3:53 p.m.

John Cooley, neighbor to the west: expressed concern about the proposed height.

Public comment was closed at 3:55 p.m.

Public comment reopened at 4:00 p.m.

John Cooley: stated that his concern is with the overall height of the project.

Public comment closed at 4:01 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

1) Reduce the building height by 12 inches.

2) Study the design of the shed roof.

3) Provide a material and color board.

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

PRELIMINARY REVIEW**4. 819 ROBERTO AVE****E-1 Zone**

(4:05) Assessor's Parcel Number: 035-083-009
Application Number: MST2010-00102
Owner: Ryan W. Muzzy
Designer: Christine Daniel

(Proposal for a new 1,160 square foot second-story addition, 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.)

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

Actual time: 4:14

Present: Christine Daniel, Designer; Ryan Muzzy, Owner.

Public comment was opened at 4:18 p.m.

George Mogyoros, concerned about the proposed size, suggested reducing the size.

Public comment was closed at 4:21 p.m.

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

Motion: Preliminary Approval and return to Full Board for an in-progress review with the following comments:

- 1) The project bulk, mass, and scale are compatible; provides quality architecture and quality materials.
- 2) Study further reducing the massing of the south elevation, especially over the front door.
- 3) Provide a color and material board.
- 4) Provide exterior light fixture cut sheets
- 5) Study providing landscaping along the east elevation.

Action: Deisler/Woolery, 5/2/0. Motion carried. (Bernstein and Carroll opposed.)

The ten-day appeal period was announced.

PRELIMINARY REVIEW**5. 102 ONTARE HILLS LN****A-1 Zone**

(4:30) Assessor's Parcel Number: 055-160-054
Application Number: MST2010-00156
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.)

(Project requires compliance with Planning Commission Resolution No. 032-05.)

Actual time: 4:38

Present: Bill Wolf, Pacific Architects; Joan Raditz, Landscape Architect; Stephen and Sheila Wiley, Owners.

Public comment was opened at 4:49 p.m.

Darryl Abrams, neighbor: in favor of the revised plans to move the driveway and proposed removal a Eucalyptus tree.

Public comment was closed at 4:52 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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 continued indefinitely to the Consent Calendar with the following comments:

- 1) Incorporate a timed tree removal program on the plans.
- 2) Cut and fill shall be balanced on site as proposed.
- 3) Provide additional information about planting, grading, and site walls at the driveway entrance.
- 4) Study the small lawn areas at the front of the house and the trees near the solar panels.
- 5) The project preserves existing landscaping and replaces landscaping to be removed; the grading is balanced; project is neighborhood compatible; provides quality building materials.

Action: Miller/Carroll, 6/0/0. Motion carried. (Bernstein stepped down.)

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**6. 2010 EMERSON AVE****R-2 Zone**

(4:55) Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Charles B. and Cathy A. Simon
Designer: Mark Morando

(Proposal to abate violations in ENF2009-00219 by permitting as-built alterations to the second floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of three Modifications is requested: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for the circular driveway to remain in the front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

(Comments are requested for alternate parking solutions as directed by the Staff Hearing Officer.)

Actual time: 5:06

Present: Mark Morando, Designer; Bradford Simon, Owner.

Public comment was opened at 5:15 p.m. As no one wished to speak, public comment was closed.

A letter expressing concerns from Jonathan Leech and a letter in opposition from Paula Westbury were acknowledged.

Motion: Continued to the Staff Hearing Officer with the following comments:

- 1) The open front yard parking option with one curb cut and with the upper side of the back out area to have a curved radius is preferred.
- 2) Some Board members are in support a combination of a one-car garage in front and the proposed one-car open space as a solution which would provide 2 parking spaces onsite. Other Board members can not support the one-car garage combination due to the loss of historic stone work and added garage mass at the front of the property.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 3626 SAN REMO DR****E-3/SD-2 Zone****(5:20)**

Assessor's Parcel Number: 053-231-011
 Application Number: MST2009-00325
 Owner: Madsen Trust
 Agent: Alexandra Cole
 Applicant: Lisa Plowman

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

(Comments only; project requires environmental assessment and Planning Commission approval.)

Actual time: 5:29

Present: Detlev Peikert, Architect; Nancy Madsen, Owner.

Public comment was opened at 5:42 p.m.

John Steen, opposed to loss of remaining citrus orchard.

Molly Steen, neighbor to the north, opposed to potential impacts to the orange trees at the property line.

Public comment was closed at 5:46 p.m.

Dan Gullett, Case Planner, stated that the Historic Structures Report reviewed by the Historic Landmarks Commission did not address the citrus trees on the site. He stated that a 50 foot setback from top of San Roque Creek from top of bank is recommended which would limit developability of parcel four.

Two letters in opposition from Paula Westbury and Nicholas J. Schneider were acknowledged.

Motion: Continued to the Planning Commission with the following comments:

- 1) Verify that the Historic Landmark Commission will review the extent of the proposed demolition to occur on parcel three.
- 2) A review of the historic aspect of the non-native Orange trees along north property line is requested. The Board feels the trees should be retained.
- 3) Limit tree removal to areas for grading and drainage. Retain trees within the building envelope until building construction begins.
- 4) Provide information about landscape lighting on the pedestrian path and driveway.
- 5) Study the height of the proposed street lamp on San Remo Drive; a pedestrian height street lamp is preferred.
- 6) Study relocating the public utility easement at the west property line to not interfere with proposed landscaping.

7) The 35 foot setback from the Creek is appropriate due to the loss of the existing driveway along the creek bank and the proposed creek repair.

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

The Board recessed from 6:13 until 6:16 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1233 MISSION RIDGE RD

E-1 Zone

(5:45) Assessor's Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 1998 Trust
 Architect: Lloyd Malar
 Architect: Mark Shields

(Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 5,922 square foot two-story single-family residence with an attached 436 square foot two-car garage, 992 square foot covered patio, 273 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 468 square foot two-car garage attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow the additional dwelling unit. The proposed total of 6,358 square feet for Unit 1 is 143% of the maximum guideline floor to lot area ratio. The proposed total of 1,388 square feet for Unit 2 is 32% of the maximum guideline floor to lot area ratio.)

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

Actual time: 6:16

Present: Bruce Bartlet, Architect, DesignARC; Mark Shields, Designer; Tom and Barbara Sandborn, Owners.

Public comment was opened at 6:34 p.m.

Judy Denenholz: opposed to the large size; concerned about fire truck access and neighborhood incompatibility.

Dan Gainey, neighbor: opposed to the loss of privacy.

Greg Baranoff: concerned about loss of views and the large size.

Beverly Johnson Trial: opposed to the large house on a small lot; read a letter from Jim Knight who urged the Board to adhere to the NPO, SFR and Hillside guidelines.

Public comment was closed at 6:52 p.m.

Seven letter expressing opposition or concerns from David and Judy Denenholz, Edith Baranoff, Alain Trial, Jim Knight, Charles Joyce Wright, Frank and Gina Meyers, and Paula Westbury were acknowledged. A letter in support containing 23 signatures was acknowledged. Four additional letters in support from Mary Lou Fahy, Bill Freudenberg & Sarah Stewart, Laurel G. Phillips, and Glen & Dorothy Dyruff were submitted by the applicant.

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

- 1) Study reducing the square footage as well as size, bulk, and scale.
- 2) Study lowering the ridge height.
- 3) Provide supporting information about impacts of the house on the neighborhood. Consider installing story poles. Provide a site section through the property.
- 4) Provide an arborist report for the existing Oak trees near the house.
- 5) Provide additional information for landscaping along western property line.
- 6) The performance standard permit is supportable because there is an existing guest house.
- 7) The front entry portal design is appreciated.

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

ADJOURNMENT

The Full Board meeting was adjourned at 7:18 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003
Application Number: MST2009-00556
Owner: Diane Hall
Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

(Project requires compliance with Staff Hearing Officer Resolution No. 030-10.)

Postponed indefinitely.

CONTINUED ITEM**B. 1335 MISSION RIDGE RD****E-1 Zone**

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.)

(Preliminary review of landscaping.)

A comment letter in opposition from Paula Westbury was acknowledged.

Landscaping is ready for approval as submitted when the project returns to Consent Calendar.

FINAL REVIEW**C. 282 LOMA MEDIA RD****E-1 Zone**

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.)

(Project requires compliance with Staff Hearing Officer Resolution No. 031-10.)

A comment letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted 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. The project is compatible with the neighborhood; the proposed architecture matches existing; the proposed colors and materials provide are upgraded.

FINAL REVIEW**D. 289 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 019-272-011
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.)

A comment letter in opposition from Paula Westbury was acknowledged.

Final Approval as submitted.

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