



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### MINUTES

**Monday, August 2, 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](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	<p><u>Master Application &amp; 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 &amp; 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 folded plans are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](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 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto: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 Thursday, July 29, 2010, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Single Family Design Board will be broadcast live 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](http://www.santabarbaraca.gov/sfdb) and then clicking *Online Meetings*.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:01 p.m.

**ATTENDANCE:**

Members present: Bernstein, Carroll, Deisler, Miller, Woolery (in at 3:09), Zink  
Members absent: Zimmerman

Staff present: Boughman, Gullett, Kennedy, 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 July 19, 2010, as amended.  
Action: Miller/Deisler, 5/0/0. Motion carried. (Woolery/Zimmerman absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of July 26, 2010. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Denise Woolery.  
Action: Carroll/Bernstein, 5/0/0. Motion carried. (Woolery/Zimmerman absent.)

Motion: Ratify the Consent Calendar of August 26, 2010. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Denise Woolery.  
Action: Miller/Carroll 5/0/0. Motion carried. (Woolery/Zimmerman absent.)

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

1. Mr. Boughman requested that a representative from the SFDB attend the Planning Commission hearing of 2501 Medcliff Road on August 19, 2010. Mr. Zink volunteered to attend the hearing.
2. Mr. Zink requested an update of the project at 2222 Santa Barbara Street be provided at the next meeting.
3. Mr. Bernstein reported that nearly all of the Eucalyptus trees at 230 Lighthouse Road are proposed to be removed and new landscaping installed. Mr. Zink requested that Staff confer with Allison De Busk, project planner and provide a report at the next meeting.

**E. Subcommittee Reports.**

None.

**FINAL REVIEW****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 for 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.)

Actual time: 3:12

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

Public comment was opened at 3:20 p.m.  
 A letter in opposition from Paula Westbury was acknowledged.  
 As no one wished to speak, public comment was closed.

**Motion: Final Approval of the architecture and landscaping as submitted.**

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

**PRELIMINARY REVIEW****2. 1517 CLIFF DR****E-3/SD-3 Zone**

**(3:35)** 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: 3:23

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

Public comment was opened at 3:27 p.m.  
 A letter in opposition from Paula Westbury was acknowledged.  
 As no one wished to speak, public comment was closed.

Straw vote: how many Board members can support the height of the building as presented with grade lowered 1 foot? 3/2. (Zink abstained)

**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 indefinitely to the Consent Calendar with the following comment and conditions:

- 1) The project provides consistency of appearance; size, bulk and scale are compatible with the neighborhood; provides quality materials; colors match existing house; no trees are being removed; project is adding landscaping.
- 2) Restore the north elevation attic window to the previously proposed more traditional rectangular window.
- 3) Remove the proposed window above the terrace shed roof at south elevation.
- 4) Include notes on the plans describing existing building materials being matched.
- 5) Provide cut sheets for the garage door and all exterior light fixtures.
- 6) Provide vines in the triangular area between the garages.

**Action:** Miller/Woolery, 3/2/1. Motion carried. (Deisler, Bernstein opposed. Zink abstained. Zimmerman absent.)

The ten-day appeal period was announced.

### **FINAL REVIEW**

#### **3. 226 EUCALYPTUS HILL DR**

**A-2 Zone**

**(4:00)**

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

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

**(Project requires compliance with Council Resolution No. 09-099.)**

Actual time: 3:57

Present: Greg Griffin, Architect.

Kathleen Kennedy, Associate Planner explained that the project is requesting final approval of grading and drainage only; responded to questions including the City Council Resolution No. 09-099 Conditions of Approval regarding drainage.

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

Tony Vassallo, neighbor: drainage is substantially changed and appears improved over previous plans; suggested that project plans and written report should contain the same information.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:05 p.m.

**Motion: Final Approval of the grading and drainage only and continued indefinitely to the Full Board with the following comments:**

- 1) The comments of July 6, 2010 were carried forward with the understanding that no grading will occur on site prior to final approval of the landscaping for both lots.
- 2) The project is compatible with the neighborhood; massing is relatively low with natural materials; well landscaped; the underground drainage is a huge improvement.
- 3) Include the phasing process on the drawings.
- 4) Provide additional landscape information for the easement along Woodland Hills.
- 5) Provide notes about the temporary irrigation for the Oak trees.
- 6) Study ways to increase permeable paving wherever possible.

Action: Woolery/Miller, 5/0/0. Motion carried. (Carroll stepped down. Zimmerman absent.)

### PRELIMINARY REVIEW

#### **4. 1131 LOS PUEBLOS RD**

**E-3 Zone**

**(4:25)**

Assessor's Parcel Number: 031-071-028  
 Application Number: MST2010-00079  
 Owner: Richard W. and Vera J. Scheeff 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.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 034-10.)**

Actual time: 4:17

Present: Bryan Murphy

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

A letter in opposition from Paula Westbury was acknowledged.

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

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

- 1) Reduce the overall height and mass of the building.
- 2) Reduce the proportions of the tower elements and integrate to fit the building.
- 3) Diminish the expansiveness of the roof lines.
- 4) Study solar panels to better fit the design.
- 5) Provide a photo of the front redwood tree proposed for removal.
- 6) Update the project description.

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

The Board recessed from 4:43 until 4:49 p.m.

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

#### **5. 526 SEA RANCH DR**

**A-1/SD-3 Zone**

**(4:50)** Assessor's Parcel Number: 047-021-017  
 Application Number: MST2009-00447  
 Owner: Dan Clause  
 Landscape Architect: Sam Maphis  
 Architect: Don Nulty

(Proposal for additions and remodeling for an existing 2,277 square foot, one-story, single-family residence and attached 519 square foot two-car garage. Additions consist of 923 square feet on the first floor, and a new 410 square foot second-story. The proposed total of 4,129 square feet on the 1.6 acre lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio. Proposed new construction also includes drainage improvements at orchard and grading for additions and auto court. The project includes abatement of violations in enforcement case ENF2008-00922 by permitting as-built work consisting of 700 cubic yards of fill grading for orchard, and drainage, paving, landscaping and retaining wall.)

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

Actual time: 4:49

Present: Sam Maphis, Landscape Architect; Robert Foley, Architect; Dan Clause, Owner.

Mr. Zink disclosed that he had history with the site over two years ago.

Public comment was opened at 5:01 p.m.

Letters expressing concerns from James Cote, George and Cherie Demopoulos, and Paula Westbury were acknowledged.

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

Mr. Boughman reported that Creeks Division Staff recommended removing as much of the underground pipe as possible at the north end of the property within the property boundary to maximize the infiltration capacity.

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

- 1) The architecture, mass, scale, and details are appropriate. The second-story is minimal in size.
- 2) Provide information about the roof material and colors.
- 3) Provide details for the deck/balcony.
- 4) The proposed orchard landscaping and bioswale are in keeping with the area's rural nature.
- 5) Provide a complete landscape plan including the motor court.

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

**CONCEPT REVIEW - NEW ITEM****6. 380 EL CIELITO RD****A-1 Zone****(5:15)**

Assessor's Parcel Number: 021-082-004  
Application Number: MST2010-00211  
Owner: Frank and Lynn Kirk Trust

(Proposal is for approval of an "as-built" 617 feet of six foot tall galvanized chain link fence along Cielito Lane. Trumpet vines are proposed to be planted on the fence. The project will abate violations in ENF2010-00374.)

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

Actual time: 5:16

Present: Frank and Lynn Kirk, Owners; Robert Croteau, Attorney for the Kirks.

Public comment was opened at 5:25 p.m.

Norah McMeeking, opposed: the fence is too tall and long; negatively changes the rustic, natural character of the lane.

George Davis, opposed: the length and material is not compatible with the neighborhood; concerns about obstruction of watercourses and method of installation at Oak trees; other fence solutions would be welcome.

A letter expressing concerns from Paula Westbury was acknowledged.

The applicant submitted three letters in support of the project from Michael Chadwick, Caroline Santandrea, and Pamela Thiene.

Public comment was closed at 5:36 p.m.

Mr. Boughman reported that the Environmental Assessment was conducted and it was suggested that a condition be added indicating that an Arborist report is to be submitted every 5 years regarding the health of the trees adjacent to the fence.

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

- 1) Study painting the fence a dark natural color.
- 2) Provide a landscape plan along Cielito Lane on the public side of the fence including shrubs (native evergreen) and possibly trees.
- 3) Provide a solution for the fence where it crosses drainage swales.
- 4) Provide a solution where the fence joins the gate and stone columns on the eastern portion of property.
- 5) Remove the existing fence at areas where the new fence has been installed.

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



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1213 HARBOR HILLS DR**

**(5:40)** Assessor's Parcel Number: 035-480-037  
 Application Number: MST2009-00385  
 Owner: Sharon Clenet Trust  
 Applicant: Jarrett Gorin

(Proposal for a new 4,217 square foot two-story residence, detached 627 square foot three-car garage, driveway, swimming pool, patios, and retaining walls. Six existing Roger's Tract parcels are proposed to be merged to create a vacant 1.1 acre site in the Hillside Design District. Total proposed grading is 1,290 cubic yards, with 486 cubic yards to be exported from the site. The proposed total floor area of 4,889 square feet is 97% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for a street frontage Modification.)

**(Comments only: project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)**

Actual time: 5:56

Present: Jarrett Gorin, Applicant; Mark Shields, Architect.

Public comment was opened at 6:14 p.m.

Mark Lloyd: in support of the project; concerned about Fire Department access; project should coordinate with future projects in the neighborhood.

Tim Putz: in support of the project.

Jeanne West: in support of the project with concerns about the drainage.

Steve Watson: in support; project should coordinate with neighboring lots.

Andy Chapman: in support of the project.

Three letters were acknowledged: a letter in support from Bonnie Jo Danely, a letter from Otto Engleman expressing concerns about size, hillside impacts, development on steep slopes, and a letter in opposition from Paula Westbury.

Public comment was closed at 6:24 p.m.

Daniel Gullett, Associate Planner provided a brief history of the project, provided an update of the Roger's Tract development and future development potential, and requested Board comments regarding the apparent height. It was the Board's understanding that the project would be returning to the Full Board by applicant choice prior to Planning Commission.

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

- 1) Study the apparent height and provide additional section drawings through the building.
- 2) Study reducing the massing of the central element on the upper level.
- 3) Return with a higher level of detailing and information, including retaining walls and information on colors and conceptual landscaping.
- 4) The architectural style is positive; breaking up the development at the upper end of the site to appear village-like is positive; the architecture is well coordinated.

Action: Deisler/Miller, 6/0/0. Motion carried. (Zimmerman absent.)

**ADJOURNMENT**

The Full Board meeting was adjourned at 6:50 p.m.

**CONSENT CALENDAR (11:00)**

**REVIEW AFTER FINAL**

**A. 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 under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story 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.)

**(Review After Final to enclose upper-level deck and lower-level terrace for an additional 238 square feet.)**

Review After Final approved as submitted.

**NEW ITEM**

**B. 230 SANTA CRUZ BLVD**

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

Assessor's Parcel Number: 045-132-024  
 Application Number: MST2010-00225  
 Owner: Peter Alagona  
 Architect: Benjamin Stratton

(Proposal to replace two second-story windows as part of a remodel for an existing single-family residence.)

**(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 the comment that the project is compatible with the neighborhood.

**FINAL REVIEW****C. 1628 OVERLOOK LN****E-1 Zone**

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.)

**(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 036-10.)**

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 condition to eliminate one Agonis flexuosa at the driveway with the other three to be 24 inch box size.

**FINAL REVIEW****D. 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.)

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 the comment that the project is compatible with the neighborhood and provides quality architecture and materials.

**FINAL REVIEW****E. 1411 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-021

Application Number: MST2010-00183

Owner: Robeck Trust

Architect: Josh Blumer, AB Design Studio

(Proposal for 901 square feet of one-story additions and a 385 square foot trellis for an existing 3,275 square foot, single-family residence, with a 595 square foot attached three-car garage. The proposed total of 4,771 square feet is located on a 3.2 acre lot in the Hillside Design District.)

Final Approval with comments and condition: 1) Update the light fixture on plans to match existing fixtures. 2) A landscape plan was not required. Show SWMP compliance at Plan Check. If a cistern is used it must be subterranean.

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