



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, August 30, 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
 MICHELLE BEDARD, 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 <u>at the time of submittal & each time plans are revised.</u></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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@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, August 26, 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 3:01 p.m.

ROLL CALL:

Members present: Bernstein, Carroll (in 4:01), Deisler, Miller, Woolery, Zimmerman, Zink
Members absent: None

Staff present: Bedard, Gullett (5:03 to 5:31), Kennedy (3:08 to 3:38), 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 August 16, 2010, as amended.
Action: Deisler/Bernstein, 6/0/0. Motion carried. (Carroll absent.)
- C. Consent Calendar:
Motion: Ratify the Consent Calendar of August 23, 2010. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Denise Woolery
Action: Bernstein/Deisler, 6/0/0. Motion carried. (Carroll absent.)
Motion: Ratify the Consent Calendar of August 30, 2010. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Denise Woolery.
Action: Woolery/Zimmerman, 6/0/0. Motion carried. (Carroll absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 1. Ms. Bedard announced that the Planning Commission will hear the project 1220 Shoreline Drive on September 2; story poles will be installed prior to the hearing.
 2. Mr. Zink reported on the Planning Commission approval of the project at 2501, 2505, 2507 & 2511 Medcliff Drive.
- E. Subcommittee Reports - None.

FINAL REVIEW**1. 226 EUCALYPTUS HILL DR****A-2 Zone**

(3:10) Assessor's Parcel Number: 015-050-017
Application Number: MST2010-00055
Owner: Cynthia Howard Trustee
Architect: Greg Griffin

(Proposal for the demolition of an existing single-family residence and construction of two new single-family residences on a 2.5 acre lot in the Hillside Design District. 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 6,862 square feet for Unit 1 is 134% of the maximum guideline floor to lot area ratio. The proposed total of 2,065 square feet for Unit 2 is 41% the maximum guideline 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.)

(Preliminary Approval was granted 7/6/10. Final Approval is requested.)

Actual time: 3:08

Present: Robin Donaldson and Greg Griffin, Shubin and Donaldson Architects; Anne Kahill, Lighting Designer.

Public comment was opened at 3:26 p.m. A letter in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Kathleen Kennedy, Associate Planner was available to respond to comments and questions from the Board.

Motion: Final Approval of architecture and landscape and return to Consent Calendar with the following conditions:

- 1) Obtain Fire Department approval stamp for the landscape plan.
- 2) Return to Consent for a Review After Final for the gate design and details; verify the setbacks.
- 3) Incorporate exterior light fixture cut sheets and description onto the lighting plan.

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

FINAL REVIEW**2. 507 BROSIAN WAY****A-1/SD-3 Zone**

(3:40) 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 700 square feet. The project includes a new driveway, motor-court, pool, patios, landscaping, and 1000 cubic yards of cut and fill grading. The proposed total of 4,700 square feet on a 1.87 acre vacant lot in the Hillside Design District and the Coastal Zone is 86% of the maximum floor to lot area ratio guideline.)

(Preliminary Approval granted 5/24/10. Final Approval is requested.)

Actual time: 3:38

Present: Derrick Eichelberger, Landscape Architect, Arcadia Studio, Gill Barry, Architect; Mike and Mary Forouzandeh, Owners.

Public comment was opened at 3:45 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 architecture and landscaping, and return to Consent Calendar with the following comments:

- 1) Show compliance with the required Storm Water Management Program (SWMP); The required Tier level is to be confirmed by Staff.
- 2) Obtain Fire Department approval stamp for high fire requirements.
- 3) The Board is comfortable with the variety in design of the chimneys as presented, however grants flexibility to alter the design of the chimneys, in width and uniformity, at the discretion of the architect.

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

PRELIMINARY REVIEW**3. 2010 EMERSON AVE****R-2 Zone****(4:05)**

Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Charles Bradford and Cathy Ann Simon
Designer: Mark Morando

(Proposal to address 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.)

(Project requires compliance with Staff Hearing Officer Resolution No. 039-10.)

Actual time: 4:01

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

Public comment was opened at 4:08 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 two weeks to the Full Board with the following comments:

- 1) Study the balcony overhang.
- 2) The design provides consistency in appearance; project is compatible with the neighborhood; provides quality of architecture and materials.

Action: Zimmerman/Deisler, 6/1/0. Motion carried. (Zink opposed.)

The 10-day appeal period was announced.

Board recessed from 4:24 until 4:30 p.m.

IN-PROGRESS REVIEW**4. 819 ROBERTO AVE****E-1 Zone**

(4:30) Assessor's Parcel Number: 035-083-009
 Application Number: MST2010-00102
 Owner: Ryan W. Muzzy
 Applicant: Ryan and Sarah Muzzy
 Designer: Christine Daniel

(Proposal for a new 1,160 square foot second-story and a 189 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 100 square foot covered second-floor balcony at the front, 485 square feet of covered patios at the first floor, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,081 square feet on the 9,037 square foot lot in the Hillside Design District is 90% of the maximum floor to lot area ratio.)

Actual time: 4:29

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

Public comment was opened at 4:38 p.m.

Ernest Watson: expressed concern about project size, limited outdoor recreation area, obstruction of views from fence and hedge heights.

Sean Watson: expressed concerned about loss of views from fence height.

Four letters of concern from Andrew Gault, Phyllis McGee, George Mogyoros, and Paula Westbury were paraphrased.

Public comment was closed at 4:44 p.m.

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

- 1) Show compliance with the required Storm Water Management Program (SWMP).
- 2) Modify the cantilever on the east elevation, remove the small shed roof, and return with a solution of cantilever and brackets for support.
- 3) Provide drip irrigation in the parkway.
- 4) Study alternative siding material. Provide photographic examples.
- 5) Study adding a Brisbane or other box tree on the east elevation.

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

SFDB-CONCEPT REVIEW (CONT.)**5. 1213 HARBOR HILLS DR****E-1 Zone**

(4:55) 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.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)

Actual time: 5:03

Present: Jarrett Gorin, Van Guard Planning; Mark Shields, Architect.

Daniel Gullett, Associate Planner provided Staff comments and was available to respond to comments and questions from the Board.

Public comment was opened at 5:13 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 with the following comments:

- 1) The architecture is exemplary and the breakup into facets provides a sense of village.
- 2) Provide a landscape plan, which will mitigate views of the structure from Shoreline Park. Have the landscape plans reviewed by the Fire Department for compliance with high fire requirements.
- 3) Provide larger scale conceptual grading plans showing retaining wall heights and slopes.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1409 LA CIMA RD****R-1 Zone**

(5:20) Assessor's Parcel Number: 041-010-025
Application Number: MST2010-00241
Owner: Chris Brown
Architect: On Design Architects

(Proposal for a complete exterior remodel and the addition of 264 square feet on the first floor, a new 710 square foot second-story, and a 499 square foot attached two-car garage for an existing 1,154 square foot one-story single-family residence. The new attached garage would be located in the same place as the existing detached garage that will be demolished, and the second-story is proposed above the garage. The proposed total of 2,627 square feet on the 19,558 square foot lot in the Hillside Design District is 60% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:31

Present: Justin Van Mullem, On Design Architects.

Public comment was opened at 5:39 p.m. The following individuals expressed concerns about the project: Deborah Kovanda, Bonna Hamilton, and Margi Mainquist.

Two letters expressing concern from Gerald and Margaret McKeon and Don Zimmer were paraphrased.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 5:49.

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

- 1) The reduction in size and scale of the proposal is appreciated.
- 2) Provide information about the hardscape.
- 3) Provide a survey or aerial photographs identifying the neighborhood and context of the neighbors in relation to the site.
- 4) Further refine any architectural elements, such as the turret, or the midlevel roof.
- 5) Study trash enclosure sharing with neighbors who share the easement.
- 6) Provide an Arborist report, specifically addressing the existing oak tree.

Action: Deisler/Woolery, 6/0/0. Motion carried. (Bernstein stepped down.)

SFDB-CONCEPT REVIEW (CONT.)**7. 1233 MISSION RIDGE RD****E-1 Zone**

(5:50) Assessor's Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 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 5,299 square foot two-story single-family residence with an attached 436 square foot two-car garage, 344 square foot workshop, 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 6,079 square feet for Unit 1 is 139% 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.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 6:02

Present: Mark Shields, Architect; Bruce Bartlett, Designer; Mr. and Mrs. Sanborn, Owners.

Ms. Bedard, Planning Technician provided staff comments and remained available to respond to questions from the Board. The applicant submitted four public comment letters in support of the project.

Public comment was opened at 6:22 p.m.

Greg Baranoff: addressed potential second unit, concerned about square footage.

Marc Chytilo, representing Judy Denenholtz: concerned about project size and west wall massing.

Beverly Johnson Trial: concerned about kitchen, lack of screen trees, and loss of views.

Alain Trial: concerned that architecture is contrary to guidelines.

Dan Gainey, neighbor: concerned about loss of privacy.

Keith Rivera: representing Mr. and Mrs. Gainey: concerned about loss of privacy, requested 3-D model.

Katie O'Rielly Rogers: representing Mr. and Mrs. Gainey: concerned about privacy issues, project size.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 6:43 p.m.

Motion: Continued indefinitely to the Full Board with the comment to significantly reduce the square footage.

Action: Bernstein/Miller, 6/0/1. Motion carried. (Carroll abstained.)

ADJOURNMENT

The Full Board meeting was adjourned at 7:05 p.m.

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 306 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-003
 Application Number: MST2009-00414
 Owner: Antar Dayal
 Architect: Hector Magnus

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single-family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. The project received Final Approval by SFDB on 4/12/2010. The project is returning to the Staff Hearing Officer for additional setback encroachments, involving a fountain wall element that exceeds 8 feet in height and exterior stairs within the required front setback. The design elements were part of the original approval granted by SFDB and have not changed, however the project is returning to SFDB for comments only to the Staff Hearing Officer.)

(Comments only; project requires Staff Hearing Officer review for additional setback encroachments, involving a fountain wall element that exceeds eight feet in height and exterior stairs within the required front setback. These design elements were previously approved by the SFDB and have not changed, however the project is returning to SFDB for comments only to the Staff Hearing Officer.)

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

Continued indefinitely to the Staff Hearing Officer with comments: 1) The project poses no negative aesthetic issues. 2) Confirmed compliance with Conditions of Approval for additional 40' length of fence on the western property line (as noted on sheet A3.0). The Board finds it acceptable, at the discretion of the applicant, to make alterations to the wall (adjacent to stairs) by either decreasing the height of the wall and/or making the wall transparent.

FINAL REVIEW**B. 1944 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-083-004
 Application Number: MST2010-00038
 Owner: Dale E. Taylor
 Architect: John Kelley

(Proposal to reconstruct the prior 2,352 square foot two-story single-family residence destroyed in the Tea Fire. The proposal includes attached decks, a detached pool deck and pool equipment. There is an existing 600 square foot carport and a detached 244 square foot accessory structure to remain. The proposed total of 3,196 square feet on the 1.2 acre lot in the Hillside Design District is 63% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted 3/1/10. Final Approval of project and landscaping is requested.)

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

Final Approval of the architecture and landscape, with the condition to add a description of exterior light fixtures on the electrical plan.

REFERRED BY FULL BOARD

C. 1478 LOU DILLON LN A-2 Zone

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.)

(Preliminary Approval was granted on 7/6/10. Final Approval is requested.)

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

Final Approval of the architecture and landscape, with the condition to obtain Fire Department Approval of the landscaping for compliance with high fire requirements.

NEW ITEM

D. 2010 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-331-015
 Application Number: MST2010-00216
 Owner: Girod Family Trust
 Architect: Tai Yeh

(Proposal for alterations to an existing 540 square foot accessory structure on a 23,086 square foot lot with an existing two-story residence. Alterations to the existing accessory structure involve a new roof designed to match the style of the existing house, which will resulting in an increase in height by two feet for a maximum of 14 feet in height, new dual glazed windows and French doors, a new trellis, a new eyebrow roof, and new dual glazed vellux low profile skylights. The project requires Staff Hearing Officer review for a zoning modification for alterations to the roof within the required interior setback.)

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

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

Continued indefinitely to the Staff Hearing Officer with comments: 1) the improvements are an architectural enhancement. 2) Provide a color board and cut sheet for exterior light fixtures.

NEW ITEM

E. 2323 RED ROSE WAY E-1/E-3 Zone

Assessor's Parcel Number: 041-220-018
Application Number: MST2010-00249
Owner: Patricia Odenthal Reynoso
Architect: Keith Rivera

(Proposal for an interior remodel and minor exterior alterations to an existing 3,196 square foot one-story single-family residence. Alterations include a new 5'6" wood fence in the front yard to create a new enclosed patio area, replace one new window in like size and material, replace one window with a new door and side light window, and one new bathroom window on the south elevation. The proposal includes new paving at the proposed front patio and replacement of the existing driveway with concrete paving and decorative paver bands.)

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

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

Final Approval with the condition to show compliance with Tier 2 SWMP.

FINAL REVIEW

F. 11 EALAND PL A-1 Zone

Assessor's Parcel Number: 019-061-034
Application Number: MST2009-00577
Owner: Wood Trust
Designer: Wade Davis Design
Contractor: Rick RJ Spann Inc.

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is no longer requested to provide the required open yard area in the front yard, the redesigned project is requesting approval of a modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio.)

(Final Approval of architecture was granted 5/10/2010. Final Approval of landscaping is requested.)

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

Final Approval as submitted of the landscape plan.

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