



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, November 8, 2010    David Gebhard Public Meeting Room: 630 Garden Street    3:00 P.M.**

**BOARD MEMBERS:**  
 PAUL ZINK, CHAIR - PRESENT  
 GLEN DEISLER, VICE-CHAIR - PRESENT  
 BERNI BERNSTEIN - PRESENT  
 ERIN CARROLL - PRESENT  
 BRIAN MILLER - PRESENT  
 DENISE WOOLERY - PRESENT  
 JIM ZIMMERMAN – PRESENT @ 3:37 P.M.

**CITY COUNCIL LIAISON:**    DALE FRANCISCO - ABSENT  
**PLANNING COMMISSION LIAISON:**    MICHAEL JORDAN - ABSENT

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:36 P.M.  
 MICHELLE BEDARD, Planning Technician - PRESENT  
 KATHLEEN GOO, Commission Secretary - PRESENT

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 (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.
- 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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto: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. That on Thursday, November 8, 2010, at 4:00 p.m., 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/sfdb](http://www.SantaBarbaraCa.gov/sfdb).
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:00 p.m. by Chair Zink.

**ATTENDANCE:**

Members present: Bernstein, Carroll, Deisler, Miller, Woolery, Zimmerman (present @ 3:37 p.m.), and Zink  
Members absent: None.  
Staff present: Bedard and Goo.

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

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

**B. Approval of the minutes of the Single Family Design Board meeting of **October 25, 2010.****

Motion: **Approval of the minutes of the Single Family Design Board meeting of October 25, 2010, as amended.**

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

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar of **November 1, 2010.** The Consent Calendar was reviewed by **Glen Deisler** and **Denise Woolery.**

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

Motion: Ratify the Consent Calendar of **November 8, 2010.** The Consent Calendar was reviewed by **Glen Deisler** and **Denise Woolery.**

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

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

No announcements.

**E. Subcommittee Reports.**

No subcommittee reports.

**PRELIMINARY REVIEW****1. 230 LIGHTHOUSE RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021  
Application Number: MST2006-00455  
Owner: SB Lighthouse 8, LLC  
Architect: Peikert Group Architects

(Proposal for an eight-lot residential subdivision of an existing 1.6-acre site. The existing church and all existing site improvements will be demolished and all existing landscaping will be removed. The proposal involves a total of 5,180 cubic yards of grading. Two private driveways provide vehicular access to all of the lots. A common walkway and landscaping is provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes range from approximately 8,212 - 10,065 net square feet. An uncovered guest parking space is proposed as part of the future proposed development of each lot, which will occur under separate applications. The project received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09).)

**(Project requires compliance with Planning Commission Resolution No. 029-09. Preliminary & Final Approval is requested.)**

(3:06)

Present: Detlev Peikert and Gordon Brewer of Peikert Group Architects; Jeremy Phelps with Penfield & Smith; David Black, Landscape Architect; and Alison DeBusk, Project Planner.

Public comment opened at 3:18 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Ed Gamble, expressed concerns regarding site location, unit sizes, and grading quantities.
- 2) David Hetyonk, expressed concerns regarding water flow, grading, and the block wall.

Public correspondence of either opposition or in favor received from Ed Gamble, Nica Guinn, Natasha Campbell, and Paula Westbury were all acknowledged by the Board.

Public comment closed at 3:21 p.m.

**Motion: Preliminary Approval of the tentative map, grading, and drainage and continued indefinitely to Full Board for Final Approval, with the following comments for the Applicants to provide landscaping of the common areas and the public rights-of-way.**

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

The ten day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM****2. 230 LIGHTHOUSE RD (Lots 1 - 8)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021  
Application Number: MST2010-00304  
Owner: SB Lighthouse 8, LLC  
Architect: Peikert Group Architects  
Applicant: Whitt Hollis

(Conceptual review for eight proposed new two-story single-family residences. The proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). The proposed eight new two-story single-family residences will vary from 2,716 to 2,869 square feet on lots varying from 8,212 to 10,065 square feet. Each house will include an attached two-car garage and one guest parking space. This proposal includes conceptual plans that include a street frontage elevation along Lighthouse Road (Lots 1 and 8), proposed floor plans for units 1-8, elevations for lots 3 and 4, and site landscaping for the common areas. Each of the proposed eight new units will be under 85% of the maximum floor-to-lot area ratio.)

**(Conceptual Review. Comments only. Project requires compliance with Planning Commission Resolution No. 029-09.)**

(3:36)

Present: Detlev Peikert and Gordon Brewer of Peikert Group Architects; Jeremy Phelps with Penfield & Smith; David Black, Landscape Architect; and Alison DeBusk, Project Planner.

Public comment opened at 3:54 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) David Hetyonk (SB School District), in favor; comments regarding parking, view concerns, landscaping, and CC&Rs.
- 2) Ed Gamble (submitted email); comments regarding proposed architecture style and lack of neighborhood compatibility.
- 3) Nica Guinn (submitted email), comments regarding placement of windows in relation to her adjacent property, site landscaping, and a request to allow access through the garden gate to the common open area for access to nearby shopping.
- 4) Dr. Walter Dukes (1809 Cliff Dr. Property Owners Assoc.), opposition; expressed concerns regarding private ocean views enjoyed from the neighboring properties, preference for one-story homes with max. height limit of 25-feet and site landscaping.
- 5) Natasha Heifetz Campbell (Washington School, submitted letter), comments regarding site wall, landscaping, and concern regarding potential property owners understanding the neighboring school use and therefore noise generated by the school.

Public correspondence of either opposition or in favor received from Ed Gamble, Nica Guinn, Natasha Campbell, and Paula Westbury were all acknowledged by the Board.

Public comment closed at 4:08 p.m.

It was a consensus that the Board preferred a Spanish style architectural design for the site and that it is compatible with the surrounding neighborhood.

It was a consensus of the Board to request a reduction of the plate heights with less square footage on the second floor.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board finds the architectural style and two story design acceptable.
- 2) Reduce the plate heights of the buildings.
- 3) Provide a roof plan that depicts the two-story element on the plans.
- 4) Provide combined overall elevations for both streets for all proposed houses.
- 5) Provide photograph documentation of the surrounding neighborhood.
- 6) Provide computer-generated models.
- 7) Study options for using different types of canopy trees or different species of palm trees rather than using only palm trees.
- 8) Provide additional detailing of the courtyard with some Spanish elements.
- 9) Include three replacement oak trees on the landscape plan, to replace the one oak tree proposed to be removed.

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

**IN-PROGRESS REVIEW****3. 1131 LOS PUEBLOS RD****E-3 Zone**

Assessor's Parcel Number: 031-071-028  
 Application Number: MST2010-00079  
 Owner: Richard & Vera Scheeff  
 Architect: Bryan Murphy

(Revised proposal to demolish 454 square feet of floor area and construct a 806 square foot 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 471 square foot two-car garage. The proposal involves the conversion of the existing 400 square foot basement area into habitable area, garage, and storage resulting in a 242 square foot habitable basement. One redwood tree is proposed to be removed. A new retaining wall is proposed in the rear yard. The overall proposed total of 3,498 square feet on the 15,921 square foot lot in the Hillside Design District is 80% of the maximum guideline floor to lot area ratio. The project received Staff Hearing Officer approval on 6/30/10 (Resolution No. 034-10) for a modification for the proposed deck and stairs to encroach into the required front setback.)

**(Preliminary Approval was granted 8/16/10.)**

(4:45)

Present: Bryan Murphy, Architect.

Public comment opened at 4:52 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Continued indefinitely to Consent with comments:**

- 1) Study the size, bulk, and materials of the front stairway.
- 2) Study the roof pitch of the master bedroom addition.
- 3) Study the small (window-like) tile element and consistency of the design.
- 4) Study a possible reduction of the height at the highest point.
- 5) Study a breaking up of the roof and keeping with a consistent slope.
- 6) Remove the citrus trees at the bottom of the retention basin.
- 7) Add container sizes and quantities for all plant material.
- 8) Provide gate detail for the pedestrian gate at the street.
- 9) Add grasses or ground cover at the retention basin and at the front accent tree.

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

**PRELIMINARY REVIEW****4. 1253 DOVER LN****E-1 Zone**

Assessor's Parcel Number: 019-220-024  
Application Number: MST2010-00253  
Owner: Mason Family Trust  
Designer: Tim Mason

(Proposal for a 373 square foot first-floor addition, a 637 square foot second-floor addition, and demolition of 85 square feet on the first floor, to an existing one-story, 1,218 square foot single-family residence with an attached 498 square foot, two-car garage, in the Hillside Design District. The proposal will result in a 2,143 square foot residence with an attached 498 square foot two-car garage. The proposed total of 2,641 square feet is 77% of the maximum floor to lot area ratio.)

**(Preliminary Approval is requested.)**

(5:09)

Present: Tim Mason, Designer.

Public comment opened at 5:11 p.m. As no one wished to speak, public comment was closed.

The Board requested the applicant to return with a color board with samples of all items on one sample board.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Preliminary Approval 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 Consent with the following comments:**

- 1) The proposed project's mass, bulk, scale, quality of workmanship, and design are acceptable.
- 2) Remove the one area of stone from the first-floor deck over the garage, and partially return on the sides.

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

The ten-day appeal period was announced.

**PRELIMINARY REVIEW****5. 1409 LA CIMA RD****R-1 Zone**

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

(Proposal for a complete exterior façade remodel, a 710 square foot second-story addition, a 264 square foot first-story addition, the demolition of the existing 310 square foot, detached, two-car garage, and construction of a new 499 square foot, attached, two-car garage, to an existing 1,154 square foot one-story single-family residence resulting in a new 2,627 square foot two-story single family residence on a 19,558 square foot lot in the Hillside Design District. The proposed total of 2,627 square feet is 60% of the maximum floor to lot area ratio guideline.)

**(Preliminary Approval is requested.)**

(5:23)

Present: Justin Van Mullem, On Design Architects.

Public comment opened at 5:28 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Deborah Kovada, opposition; with concerns regarding lighting and noise and large size of the building.
- 2) Margi Mainquist, opposition; with concerns regarding size of the building, positive comments on the design, but concerns about the landscaping, fencing, and private road for parking and construction trucks.

A letter of concern from Paula Westbury was acknowledged by the Board.

Staff advised the applicant is to include a statement on the plans to indicate that the adjacent private road will not be utilized for construction purposes.

Public comment closed at 5:32 p.m.

**Motion: Preliminary Approval 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 Consent with the following comments**

- 1) The size, bulk, and scale is acceptable and the design utilizes quality materials.
- 2) The applicant is to include a written statement on the plans that indicates that the adjacent private road will not be utilized during construction.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 5:33 P.M. AND RECOVERED AT 6:01 P.M.**



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1724 SUNSET AVE****R-3 Zone**

Assessor's Parcel Number: 043-192-016  
 Application Number: MST2010-00329  
 Owner: Alelia A. Parenteau  
 Architect: Dan Weber

(Conceptual review for a proposal to convert a portion of the existing attic area to a new 360 square foot, second-story master suite addition and a new 108 square foot second-story deck to an existing one-story, 944 square foot single-family residence with a detached 450 square foot garage on a 5,000 square foot lot. The proposed 1,754 square foot residence is 72% of the maximum floor to lot area ratio guideline.)

**(Conceptual review. Comments only.)**

(6:01)

Present: Dan Weber, Architect; and Alelia Parenteau, Owner.

Public comment opened at 6:10 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Staff clarified that the east elevation window will need to be moved out of 6-foot setback or a modification will be required.

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

- 1) The Board appreciates the project's overall design for a design that is compatible with the neighborhood.
- 2) Study the design in relation to the roof pitch and window and whether a zoning modification will be required.
- 3) Study the chimney to increase the height in relation to the ridge.
- 4) Study providing additional privacy screening at the deck.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006  
 Application Number: MST2010-00315  
 Owner: Ron A. Sauer  
 Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence on a 18,295 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project requires Planning Commission review for a Coastal Development Permit. The existing 3,349 square foot residence is 76% of the maximum floor to lot area ratio guideline.)

**(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)**

(6:23)

Present: Amy Von Protz, Architect; and Ron A. Sauer, Owner.

Public comment opened at 6:27 p.m. As no one wished to speak, public comment was closed.

The applicant was requested to provide more detailed information regarding the wall and its location, and photographs.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) The Board appreciates the architecture design and finds it an improvement to the existing structure.
- 2) The Board finds that the project will not result in any adverse impacts from the proposed second story deck.

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

### CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

#### 8. 856 WILLOWGLEN RD

E-3/SD-2 Zone

Assessor's Parcel Number: 057-272-001

Application Number: MST2010-00320

Owner: Mario and Judith Borgatello

Architect: Lenvik & Minor Architects

(Proposal to construct a new 301 square foot second-story addition to an existing one-story, 2,572 square foot single-family residence, including an attached 373 square foot two-car garage. The proposed total of 2,873 square feet on an 11,326 square foot parcel is 74% of the maximum floor to lot area ratio.)

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

(6:43)

Present: Richard Six, Lenvik & Minor Architects.

Public comment opened at 6:46 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

**Motion: Preliminary Approval 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 Consent with the following comments:**

- 1) Verify the windows are conforming to the applicable ingress/egress requirements.
- 2) Provide a color board of the proposed colors for the addition.
- 3) The Board finds the proposed addition is well designed and integrated into the existing house; it is compatible with the neighborhood in size, bulk and scale; it utilizes quality materials; and the existing landscaping is acceptable.

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

**\*\* MEETING ADJOURNED AT 6:51 P.M. \*\***

**CONSENT CALENDAR:****REVIEW AFTER FINAL****A. 803 RAMETTO LN****A-2 Zone**

Assessor's Parcel Number: 015-120-010  
Application Number: MST2009-00355  
Owner: Jane Barrett  
Designer: Sophie Calvin  
Landscape Architect: Arcadia Studio

(Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District. The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.)

**(Review After Final for design location alterations for the use of the stained cedar shingles and stone facade materials, minor design alterations to windows on the north and south elevation, the elimination of the entry trellis and low stone wall, and site alterations including a new guard rail, fire pit, barbeque counter, and spa equipment. No alterations are proposed to the west elevation.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****B. 3735 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-037  
Application Number: MST2010-00270  
Owner: Todd and Marcy Eliassen  
Architect: Doug Reeves

(Proposal to enclose an existing 104 square foot covered balcony on the second floor and the addition of a 20 square foot storage closet on the ground floor to an existing two-story 2,618 square foot single-family residence with an attached two-car garage on a 8,319 square foot lot. The proposed total of 2,742 square feet is 84 percent of the maximum floor to lot area ratio. Staff Hearing Officer review is required for a zoning modification for an encroachment into the required interior setback.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 055-10. Preliminary & Final Approval is requested.)**

**Final Approval as submitted.**

**CONTINUED ITEM****C. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006  
Application Number: MST2010-00324  
Owner: Anthony M. Turchi  
Architect: DesignArc

(Proposal for exterior alterations and an interior remodel to an existing two-story 1,988 square foot single-family residence, including a two-car garage on an 11,550 square foot lot in the Hillside Design District. Exterior alterations include the replacement of all existing windows and doors, replace the existing asphalt shingle roof, replace the existing concrete driveway with new interlocking pavers, replace the existing mechanical system and water heater and add a new ground mounted air conditioner system, and re-paint the exterior of the residence.)

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

**Final Approval as submitted.**

**NEW ITEM****D. 1240 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-030-046  
Application Number: MST2010-00340  
Owner: Lawrence Coopet  
Architect: Bildsten & Sherwin, Design Studio

(Proposal to demolish 429 square feet of existing uncovered decks and construct a new 490 square foot loggia on the ground floor, a 490 square foot covered deck on the lower level and a 211 square foot uncovered deck on the upper level of an existing two-story, 3,230 square foot single-family residence on a 1.36 acre lot in the Hillside Design District. The proposal also includes replacing two windows with two doors and a window at the lower level bedrooms, and adding new stone veneer and chimney cap to the existing chimney. The existing 3,230 square foot house is 63% of the maximum floor to lot area guideline.)

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

**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 with conditions:**

- 1) The proposal will provide a positive enhancement to the overall mass, bulk and scale of the existing residence.
- 2) Provide architectural final details to include colors, railing and chimney details, sections of the decks and loggia, intersections of railings, stone, and plaster.
- 3) Provide a landscape plan; show compliance with Tier 3 Storm Water Management Program (SWMP). Reproduce the Landscape Compliance Statement on the landscape plans, and have the plans reviewed by Ann Marx, Fire Inspector, for high fire compliance.

Items on Consent Calendar were reviewed by **Glen Deisler** and **Denise Woolery**.