



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, February 14, 2011**    **David Gebhard Public Meeting Room: 630 Garden Street**    **3:00 P.M.**

**BOARD MEMBERS:**

- GLEN DEISLER, CHAIR - PRESENT
- DENISE WOOLERY, VICE- CHAIR – PRESENT
- BERNI BERNSTEIN - PRESENT @ 3:09 P.M.
- ERIN CARROLL - PRESENT
- BRIAN MILLER - ABSENT
- JIM ZIMMERMAN - PRESENT
- PAUL ZINK - PRESENT @ 3:08 P.M.

**CITY COUNCIL LIAISON:**    DALE FRANCISCO - ABSENT

**PLANNING COMMISSION LIAISON:**    MICHAEL JORDAN - ABSENT

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – PRESENT @ 3:08 p.m., and from 4:06 TO 4:56 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 <u>folded plans</u> 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. , Present
- 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 Wednesday, February 9, 2011, 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 3:01 p.m. by Chair Deisler.

### ATTENDANCE:

Members present: Bernstein (present @ 3:09 P.M.), Carroll, Deisler, Woolery, Zimmerman, and Zink (present @ 3:08 P.M.)  
Members absent: Miller.  
Staff present: Bedard, Limón (present @ 3:08 p.m., and from 4:06 TO 4:56 P.M.), 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 **January 31, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 31, 2011**, as submitted.

Action: Woolery/Carroll, 4/0/0. Motion carried. (Miller/Bernstein/Zink absent)

#### C. Consent Calendar.

Motion: Ratify the Consent Calendar for **February 7, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Erin Carroll**.

Action: Carroll/Zimmerman, 4/0/0. Motion carried. (Carroll abstained from Item C/Deisler abstained from Item A, Miller/Bernstein/Zink absent.)

Motion: Ratify the Consent Calendar for **February 14, 2011**. The Consent Calendar was reviewed by **Zimmerman, Carroll** (except Items E and F), and **Woolery** (for only Items E and F).

Action: Woolery/Zimmerman, 4/0/0. Motion carried. (Carroll abstained from Items E and F, Deisler abstained from Item B, Bernstein abstained, Miller/Zink absent.)

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

##### 1. Ms. Bedard announced the following:

- a) 1233 Mission Ridge Road. An appeal has been filed of the Staff Hearing Officer approval for a Performance Standard Permit. The appeal hearing is tentatively scheduled at Planning Commission on Thursday, March 10, 2011. An SFDB Board member is requested to attend. It was announced that story poles will not be installed prior to the Planning Commission hearing as the appeal is based on the Performance Standard Permit, and not the size, bulk, and scale, however story poles will be installed prior to the next SFDB hearing, as previously required by the Board.
- b) Board member Miller will be absent today.

2. Board member Bernstein announced she would be stepping down from Item #5, 221 Oliver Street.

3. Board member Zimmerman announced he would be stepping down from Item #6, 237 San Nicholas.

#### E. Subcommittee Reports: None.

**IN-PROGRESS REVIEW****1. 230 LIGHTHOUSE RD (Lot 2)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021  
Application Number: MST2010-00305  
Owner: SB Lighthouse 8, LLC  
Architect: Peikert Group Architects  
Applicant: Whitt Hollis

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot two of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

(3:12)

Present: Detlev Peikert and Lisa Plowman of Peikert Group Architects.

Public comment opened at 3:15 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent for Final Approval with the comment that the changes to the roof over the garage and bedroom #3 are acceptable.**

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

**IN-PROGRESS REVIEW****2. 230 LIGHTHOUSE RD (Lot 3)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021  
Application Number: MST2010-00306  
Owner: SB Lighthouse 8, LLC  
Applicant: Whitt Hollis  
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot three of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

(3:21)

Present: Detlev Peikert and Lisa Plowman of Peikert Group Architects.

Public comment opened at 3:23 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent for Final Approval with the comment that the roof design of Lot #3 is acceptable; however, the Applicant is encouraged to consider providing either a plaster bump-out, trellis, or other solution to give a shadow line and addition of some vines to mitigate the plaster space above the garage door.**

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

**IN-PROGRESS REVIEW****3. 230 LIGHTHOUSE RD (Lot 4)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021  
 Application Number: MST2010-00307  
 Owner: SB Lighthouse 8, LLC  
 Architect: Peikert Group Architects  
 Applicant: Whitt Hollis

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,797 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot four of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

(3:35)

Present: Detlev Peikert and Lisa Plowman of Peikert Group Architects.

Public comment opened at 3:36 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent for Final Approval with comments:**

- 1) The Board finds the design, roof changes, paneled garage doors, and the extra furl detailing at the garage acceptable.
- 2) Applicant is encouraged to study reducing the height of the arch to increase the width of the plaster above the arch.

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

\*\*\*\* THE BOARD BRIEFLY RECESSED AT 3:41 P.M. AND RECONVENED AT 4:06 P.M. \*\*\*\*

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006  
 Application Number: MST2011-00049  
 Owner: Neil Dipaola  
 Architect: Dan Weber

(Conceptual review for proposed alterations and additions to an existing 2,951 square foot, two-story, single-family residence. The proposal involves converting the existing 650 square foot garage to habitable area, construction of a new 410 square foot two-car garage, and 202 square feet of new residential additions. The proposed total of 3,563 square feet, on a 10,500 square foot lot in the Hillside Design District, is 94% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for two requested Zoning modifications for alterations and additions in the required front and interior setbacks.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for two requested Zoning modifications for alterations and additions within the required front and interior setback.)**

(4:06)

Present: Dan Weber, Architect; and Neil Dipaola, Owner/Planner.

Public comment opened at 4:25 p.m.

Gloria Cavallero (co-owner of adjacent property) spoke in opposition of the requested zoning modifications, and expressed concerns regarding neighborhood compatibility, possible on-street parking impacts.

Public comment closed at 4:28 p.m.

Straw vote: How many of the Board find that the proposed project is an appropriate solution, including the current FAR, location of the garage, and neighborhood compatibility as presented? 2/4 (failed, Carroll and Woolery in favor).

Straw vote: A majority of the Board were in consensus that the garage style is acceptable, but should observe at least a partial front setback to provide a more acceptable neighborhood compatible solution.

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

- 1) A majority of the Board found the garage design style acceptable, however, the applicant is to return with several design scheme solutions which provide a setback from the property line.
- 2) Provide more information on the development of the site at the driveway egress and proposed terracing, and a tentative planting plan.

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

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

### **5. 221 OLIVER RD**

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

Assessor's Parcel Number: 041-329-001

Application Number: MST2011-00035

Owner: McDermott Family Trust

Architect: Dan Weber

(Conceptual review for a proposed 486 square foot second-story addition to an existing 1,803 square foot, one-story, single-family residence. The proposal includes a new 130 square foot second-story deck. The proposed total of 2,289 square feet, on a 6,250 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone, is 83% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for requested zoning modification for additions in the required front setback and to permit an as-built wall that exceeds 3.5 feet at the front of the property.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning modification for additions within the required secondary front setback.)**

(4:58)

Present: Dan Weber, Architect; and Patrick McDermott, Owner.

Public comment opened at 5:14 p.m.

Berni Bernstein spoke in opposition with concerns regarding neighborhood impacts of the deck and exterior staircase, and the requested zoning modifications.

Letters expressing support from Josh Fraser, Tuan Nguyen-duy and Suntharee Khomarwut, Josh and Elke Kane, and Kevin Connor were acknowledged.

Public comment closed at 5:17 p.m.

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

- 1) The Board was not supportive of the design as proposed as it is too imposing of an addition at a non-conforming setback.
- 2) Return with a second story solution to the structure that attempts to observe most of the required setback.
- 3) The Board found the 72-inch high plaster wall in the front yard setback in keeping with the existing architecture; however, the Applicant is to return with additional documentation from the original permit.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 237 SAN NICOLAS****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-144-008

Application Number: MST2011-00032

Owner: Harry and Maria Kazali

Architect: James Zimmerman

(Proposal for a 398 square foot first-floor and 420 square foot second-floor addition, totaling 818 square feet, and exterior façade remodel to an existing 1,468 square foot one-story single-family residence with an attached one-car garage. The proposal includes the demolition of 171 square feet of the existing residence, the demolition of the existing 248 square foot one-car garage and construction of a new 421 square foot two-car garage. The proposed total of 2,288 square feet on a 6,000 square foot lot, located in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum floor-to-lot area ratio.)

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

(5:38)

Present: James Zimmerman, Architect; and Harry and Maria Kazali, Owners.

Public comment opened at 5:47 p.m. As no one wished to speak, public comment was closed.

A letter of support from Brad Frohling was acknowledged.

**Motion: Project Design 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 comments:**

- 1) The Board appreciates the design style and quality of architecture and materials.
- 2) Provide a landscape plan, including the new hardscape features.
- 3) Provide an additional street tree.
- 4) Provide a color board, window and lighting details, and garage door cut sheets.

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

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 5:56 P.M. \*\***

**CONSENT CALENDAR:****FINAL REVIEW****A. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024  
 Application Number: MST2010-00210  
 Owner: Craig Penner  
 Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

**Final Approval as submitted of landscaping.**

**NEW ITEM****B. 352 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-081-011  
 Application Number: MST2011-00047  
 Owner: Mike & Jan Freeman  
 Architect: Carl Schneider

(Proposal to reconstruct a new 3,747 square foot two-story residence with a 498 square foot detached two-car garage on a 66,634 square foot lot located in the Hillside Design District. Approximately 100 cubic yards of grading is proposed as part of this project. The previous single-family residence and garage were destroyed by the Tea Fire.)

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

**Project Design Approval of architecture 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 conditions:**

- 1) Mass, bulk, and scale are appropriate; and colors and architecture are appropriate.
- 2) Provide a landscape plan.

**NEW ITEM****C. 731 LITCHFIELD LN****E-1 Zone**

Assessor's Parcel Number: 041-181-008  
 Application Number: MST2011-00051  
 Owner: Mark Tilley  
 Owner: Christopher Halliday

(Proposal to remodel the existing single-family residence including exterior alterations consisting of changing the exterior wall finish to stucco, changing roof material to standing seam metal, a new 321 square foot rear deck with a storage room below, and minor window and door changes.)

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

**Project Design 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 conditions:**

- 1) Provide a cut sheet for the proposed windows, and show head jam window details.
- 2) Provide landscaping for areas of disturbance.
- 3) Remove the shower from the accessory area.

### **NEW ITEM**

#### **D. 621 CALLE DEL ORO**

**E-1 Zone**

Assessor's Parcel Number: 035-291-020  
 Application Number: MST2011-00048  
 Owner: Albert Santorelli  
 Architect: Paul Poirier

(Proposal for an 808 square foot one-story addition to an existing 1,376 square foot one-story single-family residence with an attached 479 square foot two-car garage. The property is located in the Hillside Design District.)

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

**Project Design 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 conditions:**

- 1) Show exterior light fixtures on plans.
- 2) Show compliance with landscape design standards so that the total landscape area includes 80% of drought-tolerant/water wise plantings and does not exceed 20% of turf and/or high water landscaping.

### **REVIEW AFTER FINAL**

#### **E. 226 EUCALYPTUS HILL DR**

**A-2 Zone**

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

(Proposal for the demolition of an existing single-family residence and construction of two new single-family residences 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.)

**(Review After Final for landscaping and details.)**

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

[Erin Carroll stepped down from Item E]

**FINAL REVIEW****F. 215 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-112-013  
Application Number: MST2010-00377  
Owner: Michael and Kristen Desmond  
Architect: Douglas Keep

(Proposal for alterations and a 200 square foot addition to the existing 1,730 square foot single-story residence located on a 10,071 square foot lot. The alterations include a new turret element above the existing kitchen, replace the garage doors on the existing garage, replace a window with a door at the garage, removal of five palm trees in the back yard, and new paving material at a portion of the driveway. The parcel is currently developed with the existing 1,730 square foot one-story residence, a 500 square foot detached two-car garage, and a 475 square foot accessory space. Site improvements will include new fencing and a trellis at the driveway, with new hardscape and landscaping between the garage and residence. The proposed total of 2,905 square feet is 78% of the maximum floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested.)**

**Final Approval as submitted.**

[Erin Carroll stepped down from Item F]

**FINAL REVIEW****G. 27 W CONSTANCE AVE****E-3 Zone**

Assessor's Parcel Number: 025-031-002  
Application Number: MST2010-00369  
Owner: David Stone  
Architect: Duffy Smith

(Proposal for a new 277 square foot second-story, a 110 square foot addition to the first floor, permitting the 178 square foot as-built porch enclosure, removal of an as-built trellis and as-built detached storage shed, and interior remodel. The project will address the violations in ZIR2000-00169. The property is currently developed with a 1,140 square foot one-story single-family residence and a 336 square foot detached two-car garage. The proposed total of 2,041 square feet on the 6,763 square foot lot is 71% of the maximum floor to lot area ratio.)

**Final Approval with the condition to provide specific color board details on the plans.**

**NEW ITEM****H. 22 NICHOLAS LANE****E-1 Zone**

Assessor's Parcel Number: 015-033-002  
Application Number: MST2011-00063  
Owner: Brian and Robin Kopeikin  
Landscape Architect: Kimberly True

(Proposal for a new 6 foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6 inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16-18 foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

**(Comments only; project requires Environmental Assessment.)**

**Project Design 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 conditions:**

- 1) Study providing vertical plant material to mitigate the loss of the cypress tree.
- 2) Provide Tier 3 Storm Water Management Program (SWMP) requirements.
- 3) Plans are to be reviewed by Ann Marx, Fire Inspector II for High Fire Area compliance prior to returning for Final Approval.
- 4) Reduce the existing landscaping/hedges within the existing right-of-way along Nicholas Lane to comply with the height requirements per SBMC 28.87.170.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Erin Carroll** (who stepped down from Items E and F) and **Denise Woolery** (for Items E and F).