



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 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
 ERIN CARROLL - PRESENT
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK - PRESENT

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

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

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

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. , 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design 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. 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. That on Thursday, March 10, 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.
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 302 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Miller, Woolery, Zimmerman, 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 **February 28, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **February 28, 2011**, as submitted.
Action: Zink/Zimmerman, 6/0/1. Motion carried. (Woolery abstained)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **March 7, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Erin Carroll**.
Action: Bernstein/Carroll, 5/0/2. Motion carried. (Carroll/Bernstein abstained from Item A).
Motion: Ratify the Consent Calendar for **March 14, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Erin Carroll**.
Action: Zimmerman/Miller, 6/0/1. Motion carried. (Deisler abstained from Item G.)

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

1. Ms. Bedard announced the following changes to the agenda:
 - a) Item #2, 221 Oliver Road at the Feb. 28th SFDB meeting was postponed two weeks, but the applicant has requested an indefinite continuance and therefore it is not included on the today's agenda.
2. Board member Zink announced he would be stepping down from Item #3, 623 Surf View Street.

E. Subcommittee Reports: None.

IN-PROGRESS REVIEW**1. 526 SEA RANCH DR****A-1/SD-3 Zone**

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

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

(In-Progress Review. The project was last reviewed on 8/16/2010.)

(3:10)

Present: Don Nulty, Architect; Josh Monroy, Sam Maphis, Landscape Architects; and Dan Clause, Owner.

Public comment opened at 3:19 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent for Final Approval with comments:

- 1) Provide Tier 3 Storm Water Management Program (SWMP) calculations.
- 2) Include on the plans a section through the second floor building showing the floor-to-floor and the plate height
- 3) Indicate the building height on the elevations.
- 4) A majority of the Board finds the proposed roofing material to be acceptable.
- 5) Provide an 8 ½" x 11" color board. Provide cut sheets of exterior details on the plans.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 3750 MERU LN****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-262-011
 Application Number: MST2011-00090
 Owner: Susan Quinlan
 Architect: Edwards-Pitman Architects

(Proposal to construct a new 3,219 square foot, two-story, single-family residence and an attached 488 square foot two-car garage. The proposal includes the demolition of the existing single-family residence and attached two car garage and approximately 50 cubic yards of grading. The proposed total of 3,707 square feet, on a 15,534 square foot lot, is 85% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

(3:37)

Present: Richard Redmond, Architect; and Mr. and Mrs. Quinlan, Owners.

Public comment opened at 3:44 p.m.

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

- 1) John Ritchie, opposition; expressed concerns regarding the second-story for privacy concerns; requested a relocation of the addition.
- 2) Rob Egenolf (Attorney for eastern neighbor Gloria and Carl Easter), opposition expressed concerns regarding compatibility with neighborhood, privacy issues from the second-story, and request for relocation of the addition.
- 3) Jean Holmes, opposition; expressed concerns regarding incompatibility with neighborhood, and request for relocation of the addition.
- 4) Cindy Elster, opposition; expressed concerns regarding privacy issues, scale and size of project, and setback.
- 5) Steve York, opposition; expressed concerns regarding over size and bulk of the project from street, encroachment and easement for flood control, site lines on yard, and proposed pool.
- 6) Mimi Greenberg, opposition; with concerns regarding privacy issues (is support of Gloria and Carl Easter).
- 7) Mari Simpson, opposition; expressed concerns regarding size and bulk of the project, and compatibility with the neighborhood.
- 8) Dr. Larry Fausett (biologist), opposition; spoke with concerns regarding proximity to the nearby creek, FAR calculations based upon lot size minus flood control easement, and any possible retaining wall with proximity to nearby school.

A letter of concerns from Rob Egenolf, Attorney for eastern neighbor was acknowledged.

Ms. Bedard announced the project will be routed to the Creeks Division for a Preliminary Plan Check.

Public comment closed at 3:59 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Verify the accurate lot size of the property.
- 2) Correct the FAR calculations and the site statistics on the plans to reflect the accurate lot size.
- 3) The applicant is to simplify the building mass.
- 4) Study ways to break-up the rear elevation.
- 5) Study the window design.
- 6) Consult with the Creeks and Building & Safety Divisions regarding appropriate creeks setbacks and flood control requirements for applicability of the proposed project.
- 7) Return with a conceptual landscape plan.

Action: Zink/Carroll, 6/1/0. Motion carried. (Miller opposed).

SFDB-CONCEPT REVIEW (CONT.)**3. 623 SURF VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Mihssen Kadhim
Agent: Herman Denunzio
Architect: Paul Zink

(This is a revised project description involving an overall increase of 290 square feet from the original proposed addition. The proposal involves a 529 square foot one-story addition and a 687 square foot two-story addition to an existing one-story, 1,412 square foot, single-family residence and a 416 square foot detached two-car garage, on a 10,000 square foot lot in the Hillside Design District. The proposed addition will result in a 3,044 square foot two-story single-family residence, with an attached two-car garage, and is 82% of the maximum floor-to-lot area ratio.)

(Fifth Concept Review. The project was last reviewed on 1/3/2011. Action may be taken if sufficient information is provided.)

(4:34)

Present: Paul Zink, Architect.

Public comment opened at 4:41 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final 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, as compatibility and the quality of materials are appropriate to the neighborhood.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:51 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 935 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-014
Application Number: MST2010-00351
Owner: Mark Kofler Trust
Architect: Doug Reeves
Contractor: Donn Roberts Construction, Inc.

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal consists of rebuilding the 3,820 square foot two-story single-family residence with an attached 528 square foot garage and approximately 1,000 square feet of decks. The new home will be a Spanish style home with a tile-roof and wrought iron deck railing. The proposed total of 4,348 square feet on the 1.1 acre lot in the Hillside Design District is 88% of the maximum guideline floor-to-lot area ratio.)

(Review After Final for proposed alterations including a revised entry way, enclosing the breezeway, and relocation of exterior stairways.)

Approved as submitted of Review After Final with comments:

- 1) Glass on the light fixtures shall be obscured.
- 2) Revised landscape and irrigation plans shall return.

REVIEW AFTER FINAL**B. 311 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum floor-to-lot area ratio.)

(Review After Final for review of proposed site retaining walls.)

Approval of Review After Final with comments:

- 1) No additional square footage shall be added.
- 2) The new window is acceptable.
- 3) The retaining walls are acceptable and should match the darker color of the house.
- 4) The garage doors are acceptable.
- 5) Return to Consent with a revised landscape plan.

PROJECT DESIGN AND FINAL REVIEW**C. 2001 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-031
Application Number: MST2010-00394
Owner: Maria MacDuff
Architect: Matthew Hoffman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single-family residence and an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 5,116 square feet on a 1.81 acre lot is 94% of the maximum floor-to-lot area ratio guideline.)

(The project was continued from 1/3/2011. Project Design Approval is requested.)

Project Design Approval and Final Approval of the with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following conditions:

- 1) The Board finds the project to be very well designed with the use of quality architecture and design materials and the size, bulk, and scale to be acceptable for the neighborhood.
- 2) Call out specific color of stucco and stain for wood elements on the plans and provide color samples; Tone down the white stucco color.
- 3) Glass on the light fixture shall be obscured.
- 4) Specify the door and window colors on the plans; provide color samples.
- 5) Call out the roof specifications for the two-piece mission tile roof.
- 6) Final Approval of landscaping as submitted.

FINAL REVIEW**D. 16 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-027
Application Number: MST2010-00022
Owner: Daniel Bolger
Designer: Matthew Guerro Design

(Proposal to replace a 1,095 square foot one-story house destroyed in the Tea Fire. The proposal includes a 2,000 square foot two-story single-family residence and attached 495 square foot two-car garage with roof terrace, retaining walls, patios and stairs. The proposed total of 2,495 square feet on the 11,853 square foot lot in the Hillside Design District is 63% of the maximum floor-to-lot area ratio.)

(Preliminary Approval was granted 5/3/2010. The project was continued from 3/7/2011. Final Approval is requested.)

Final Approval of the architecture with conditions:

- 1) Add creeping fig vines on wall, four one-gallon at the top of walls and at ends.
- 2) S-tile not acceptable. Two piece mission tile shall be used.
- 3) Remove window sills.

REFERRED BY FULL BOARD**E. 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 407 square foot first-floor addition and a 670 square foot second-floor addition to an existing one-story, 1,241 square foot single-family residence with an attached 498 square foot, two-car garage. The proposal will result in a 2,318 square foot single-family residence and an attached 498 square foot two-car garage. The proposed total of 2,816 square feet, on a 9,147 square foot lot in the Hillside Design District, is 81% of the maximum floor-to-lot area ratio.)

(The project was continued from 11/8/2010. Final Approval is requested.)

Continued one week with comments:

- 1) Provide a detail of the stone surround at the front door.
- 2) Provide a detail of the plaster window surround.
- 3) Provide a detail of the shutter style and color.
- 4) Provide a color board.
- 5) Verify the project statistics.

REFERRED BY FULL BOARD**F. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006
Application Number: MST2010-00315
Owner: Ron 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 19 square foot residential addition to provide a connection between the house and the accessory space, 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 received Planning Commission approval (Resolution No. 002-11) for a Coastal Development Permit on 2/17/2011. The proposed total of 3,368 square feet is 77% of the maximum floor-to-lot area ratio guideline.)

(The project was continued from 2/28/2011. Project Design Approval is requested.)

Project Design Approval and Final 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 with conditions:

- 1) Confirm that the flow sensor has a built in shut-off valve and if not provide a master control valve.
- 2) Provide irrigation notes for new plantings; shrub areas should be drip; lower and replacement are to be drip or spray.

NEW ITEM**G. 937 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-009
 Application Number: MST2011-00099
 Owner: Arlene Montesano Trust
 Architect: Harrison Design

(Proposal for a new 412 square foot one-story accessory building at the rear of an existing three-story, 8,541 square foot, single-family residence on a 3.08 acre lot. An existing 52 square foot pool equipment storage shed is to remain. The approval of this project will involve a revision to the active building permit (BLD2007-027500) to eliminate the previously approved 220 square foot accessory structure and the glass pavilion with an outdoor fire place, which have not been constructed. The elimination of the previous approved accessory structures is required in order to allow this proposal to proceed and not exceed the maximum cumulative 500 square foot limit for accessory structures. The proposed total of 9,005 square feet on a 3.08 acre lot is 144% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

FINAL REVIEW**H. 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
 Engineer: Penfield & Smith Engineers, Inc.

(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).)

(Final Approval of landscaping for the common area is requested.)

Public comment: by Natasha Campbell, who inquired as to the heights of the proposed trees along the south property line and adjacent to the elementary school.

Final Approval with the following conditions:

- 1) Provide stepping stones in the parkway along Lighthouse Road, as noted on plan sheet L-2.
- 2) Provide an additional irrigation valve for the parkway, as noted on plan sheet L-4.
- 3) Provide vine supports on the masonry wall located along the south property line, as noted on plan sheet L-6.

REFERRED BY FULL BOARD**I. 230 LIGHTHOUSE RD - (LOT 1)****E-3/SD-3 Zone**

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

(Proposal to construct a new two-story, 2,716 square foot single-family residence on a 10,065 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 one of the proposed eight new lots. The proposed total of 2,716 square feet is 73% of the maximum floor-to-lot area ratio.)

(Project was continued from 1/31/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.
- 6) Coordinate the tree on the northeast corner of the plan and in the identification key.

REFERRED BY FULL BOARD**J. 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
 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 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.)

(This project was continued from 2/14/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of

Occupancy by the Building & Safety Division.

- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

REFERRED BY FULL BOARD

K. 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.)

(This project was continued from 2/14/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

REFERRED BY FULL BOARD

L. 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
 Applicant: Whitt Hollis
 Architect: Peikert Group Architects

(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.)

(This project was continued from 2/14/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

REFERRED BY FULL BOARD**M. 230 LIGHTHOUSE RD - (LOT 5)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00308
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,212 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 five of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.
- 6) Extend hatching at the north-west corner to indicate bark mulch on the landscape plans.

REFERRED BY FULL BOARD**N. 230 LIGHTHOUSE RD - (LOT 6)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00309
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,286 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 six of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

REFERRED BY FULL BOARD**O. 230 LIGHTHOUSE RD - (LOT 7)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00310
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,285 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 seven of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.

- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

REFERRED BY FULL BOARD

P. 230 LIGHTHOUSE RD - (LOT 8)

E-3/SD-3 Zone

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00311
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,716 square foot single-family residence on a 9,562 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 eight of the proposed eight new lots. The proposed total of 2,716 square feet is 76% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

Final Approval with conditions:

- 1) At the discretion of the designer, the Board recommends adding detail variety to the wood corbels and the possible use of decorative tiles on the chimneys.
- 2) It is understood that the trees and lawn will be planted prior to issuance of Occupancy by the Building & Safety Division.
- 3) The shrub ground cover shall receive a minimum of 3-inches of bark mulch prior to issuance of Occupancy by the Building & Safety Division.
- 4) The remaining private yard areas shall be planted, per CC&R conditions, within a one-year maximum after Certificate of Occupancy has been issued by the Building & Safety Division.
- 5) All irrigation of the private yards shall comply with the requirements of the Landscape Compliance Statement.

Items on Consent Calendar were reviewed by **Glen Deisler** who reviewed Items A through D, **Brian Miller** who reviewed Items E through P, and **Erin Carroll** who reviewed Items B through P.