



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

REVISED

[for Consent Item #F]

MINUTES

Monday, April 11, 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 @ 3:02 P.M.
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK – PRESENT @ 4:00 P.M.

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	Master Application & Submittal Fee - (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.
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, April 7, 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 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Carroll (present @ 3:02 p.m.), Deisler, Miller, Woolery, Zimmerman, and Zink (present @ 4:00 p.m.)
Members absent: None.
Staff present: Bedard, Limón, 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 **March 28, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **March 28, 2011**, as submitted.

Action: Zimmerman/Woolery, 5/0/1. Motion carried. (Bernstein abstained, Zink absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **April 4, 2011**. The Consent Calendar was reviewed by **James Zimmerman** and **Denise Woolery**.

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

Motion: Ratify the Consent Calendar for **April 11, 2011**. The Consent Calendar was reviewed by **James Zimmerman** and **Denise Woolery** (with an explanation by Zimmerman on the referral to Full Board for Item G, 1311 San Miguel Avenue).

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

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

1. Ms. Bedard announced that Paul Zink would be in later to the meeting.
2. Board member Zimmerman announced he would be stepping down from Item #6, 1205 Del Mar Avenue.

E. Subcommittee Reports: None.

DISCUSSION ITEM:**(3:10) OVERVIEW OF PROPOSED FINANCIAL PLAN FOR FISCAL YEARS 2012 AND 2013**

City Staff Presenter: Bettie Weiss, City Planner

(Overview of the proposed Financial Plan for Fiscal Years 2012 and 2013 with highlights for the Community Development Department (CDD). On April 19, 2011, the City Administrator will present the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Monday, May 2, 2011.)

(3:08)

A PowerPoint presentation was presented. Ms. Weiss stated that, if they chose, the Board may attend the May 2, 2011 City Council hearing, but it was not specifically requested.

The Board had only positive comments regarding the presented financial plan and the proposed future plans to deal with anticipated budget shortfalls for the 2012 Fiscal Year.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 104 W JORGENSON LN****A-1 Zone**

Assessor's Parcel Number: 021-110-038

Application Number: MST2011-00104

Owner: Jason Rick

Architect: Jeff Shelton

(Proposal to construct a new two-story, 2,596 square foot single-family residence with an attached 498 square foot two-car garage on an existing four-acre vacant lot in the Hillside Design District. The proposal also includes a 345 square foot detached pool cabana, a new pool and spa, new pool fencing, 335 square foot loggia, 1,814 square feet of uncovered decks, 600 cubic yards of grading, and the removal of two existing oak trees. The proposed total of 3,439 square feet is 52% of the maximum floor-to-lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

(3:34)

Present: Jeff Shelton and Ms. Maloni, Architect(s); and Jason Rick, Owner.

Public comment opened at 3:46 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the site layout and design.
- 2) The Board finds the architecture acceptable.
- 3) Provide additional information regarding plate heights and chimneys.
- 4) Provide additional information regarding any proposed tree removals and replacement trees, including tree species and locations.
- 5) Study opportunities to add permeable paving.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1202 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-011
Application Number: MST2011-00114
Owner: Donna Sheppel, Trustee
Architect: Tom Ochsner

(Proposal for a complete façade remodel and the construction of a 340 square foot first-floor addition, and a 540 square foot second-story addition to an existing one-story, 990 square foot, single-family residence with an attached 530 square foot two-car garage. The proposal includes the demolition of the existing 530 square foot garage and construction of a new attached 400 square foot two-car garage. The proposal will result in a 2,290 square foot, two-story, single-family residence, located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone, and is 85% of the maximum required floor-to-lot-area ratio. The project requires Planning Commission review for a Coastal Development Permit and a requested zoning modification for alterations within the required front setback.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit and a requested zoning modification for alterations within the required front setback.)

(4:00)

Present: Tom Ochsner, Architect; and Russ Sheppel, Owner.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

A letter expressing public view concerns from David Dolotta was acknowledged.

Motion: Continued indefinitely to Staff Hearing Officer with positive comments:

- 1) The Board finds the proposed hip-roof acceptable, rather than maintaining the existing gable-roof.
- 2) The Board finds no negative aesthetic impacts to the requested modifications for the alterations within the required front yard setback.
- 3) The Board appreciates the proposed design and architectural style, and finds the quality of materials is compatible with the neighborhood.
- 4) Study reducing the massing through suggested reduction in plate heights.
- 5) Study the front hip-roof corner element.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1436 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-222-001
Application Number: MST2011-00126
Owner: Yukari Okamoto
Architect: Lori Kari

(Proposal to construct a 244 square foot second-floor addition and a 42 square foot first-floor addition to an existing 1,570 square foot one-story single-family residence with an attached 478 square foot two-car garage. The proposed total of 2,334 square feet, on a 10,875 square foot lot in the Hillside Design District, is 61% of the maximum floor-to-lot area ratio. The proposal will address the violations listed under ZIR2010-00515.)

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

(4:34)

Present: Lori Kari, Architect; and Gregory Derek, Owner.

Public comment opened at 4:40 p.m.

Eleanor Wennberg spoke with privacy concerns regarding the proposed guest bedroom windows.

Public comment closed at 4:43 p.m.

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 following comments:

- 1) The Board finds the proposed design and quality of materials acceptable.
- 2) Applicant to study the east elevation sill height to be more sensitive to the adjacent neighbor; provide photo documentation of the east view toward adjacent neighboring property.
- 3) Provide minimal site landscaping.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1417 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-006
Application Number: MST2011-00096
Owner: Maria Cruz Rodriguez Cordoba
Designer: Cesar Cruz

(Proposal to construct a 645 square foot second-story addition and a 185 square foot first-floor addition to an existing one-story, 1,079 square foot single-family residence. The proposal includes a new four foot tall fence, the demolition of an existing one-car carport, and construction of a new 360 square foot two-car carport to be located at the rear of the property. The proposed total of 2,269 square feet, on a 4,000 square foot lot, is 104% of the floor-to-lot area ratio guideline, for a single-family residence located on a C-P zoned parcel.)

(Comments only; project requires Environmental Assessment.)

(4:53)

Present: Cesar Cruz, Architect.

Public comment opened at 4:59 p.m.

Robert and Ephraim Miller, opposed; both spoke with concerns regarding proposed two-story structure with the alleged intent by the owner to rent the property, emergency vehicle access, and previous trash dumped on-site. It was also requested that the owner notify the neighbors regarding planned construction days and times.

Public comment closed at 5:04 p.m.

Straw vote: How many of the Board would support the proposed project given the current presented bulk, mass, and scale? 0/7 (failed unanimously).

Motion: Continued indefinitely to Full Board with comments:

- 1) Simplify the architecture and provide a cleaner and simpler architectural style.
- 2) Reduce the size, bulk, scale, mass, and square footage of the proposed project.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 48 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-061-019
Application Number: MST2011-00130
Owner: Margarite Holt
Architect: Mehdi Hadighi

(Proposal to construct a 29 square foot one-story entry addition and a 483 square foot two-story addition to an existing 1,258 square foot one-story, single-family residence with an attached 371 square foot two-car garage. The proposed total of 2,141 square feet, on an 11,325 square foot lot located in the non-appealable jurisdiction of the Coastal Zone, is 55% of the maximum floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

(5:23)

Present: Mehdi Hadighi, Architect; and Margarite Holt, Owner.

Public comment opened at 5:27 p.m. As no one wished to speak, public comment was closed.

A letter expressing concerns from an anonymous source was acknowledged.

Straw vote: How many of the Board could support the current design and finds it compatible with the neighborhood? 5/2 (passed, Bernstein and Woolery opposed).

Motion: Continued indefinitely to Full Board with comments:

- 1) A majority of the Board finds the proposed project and current design acceptable and compatible with the neighborhood.
- 2) Provide more detailed design drawings.
- 3) Applicant to be more sensitive to balcony locations for adjacent neighboring privacy concerns.
- 4) Provide photo documentation of existing two-story homes in the neighborhood.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1205 DEL MAR AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-213-006
Application Number: MST2011-00132
Owner: James Iannarilli
Architect: James Zimmerman

(Proposal for a complete façade and interior remodel, 333 square feet of one-story additions, and a 337 square foot two-story addition to an existing 1,677 square foot, one-story, single-family residence. The proposal includes the demolition of the existing 252 square foot one-car garage and construction of a new 273 square foot one-car garage in a new location, and a 177 square foot second story deck. The proposed total of 2,368 square feet, on a 6,355 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum floor-to-lot-area ratio.)

(Comments only; project requires Environmental Assessment.)

(5:50)

Present: James Zimmerman, Architect; and Mr. and Mrs. James Iannarilli, Owners.

Public comment opened at 5:54 p.m. As no one wished to speak, public comment was closed.

Letters expressing concerns from Ken Slider and Carol Jimenez were acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the proposed project is moving in the right direction.
- 2) Return with detailed roof plans, sections, elevations, and drawings; including dormers, cupola, and material details.

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

**** MEETING ADJOURNED AT 6:15 P.M. ****

REVIEW AFTER FINAL**A. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz

(The original project description follows: Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor to lot area ratio.)

(Review After Final for "as-built" increase in first- and second-story plate heights, new exterior door at garage, and a new trash enclosure.)

Approved of the Review After Final of the increase of plate heights and the new door with comment:

- 1) The trash enclosure is not approved at this time. Applicant to provide a revised site plan to indicate the location of the proposed trash enclosure and confirm that it is not located in any required setbacks and/or the required outdoor living area.

REVIEW AFTER FINAL**B. 1131 DEL SOL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-063-015
Application Number: MST2009-00050
Owner: Robin and Scotti Brooks Family Trust
Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second story, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

(Review After Final to change front porch to wood post & beams rather than stucco arch, revise second-floor deck handrail to be 42 inches, front porch entry to have square corners - not round, change arched rear windows to square, change rear French doors to a sliding door.)

Approved as noted of the Review After Final on Sheet A-4 with the condition to provide a 12-inch wood railing and balister on the top of the stucco wall at the railing at the second floor deck.

FINAL REVIEW**C. 533 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-003
Application Number: MST2010-00389
Engineer: Cayetano Vega
Agent: Art Galindo
Owner: Miguel Munos and Zenaida J. Mardueno

(Proposal to construct a new 2,115 square foot, two-story, single-family residence, with an attached 502 square foot two-car garage. The original 1,819 square foot, two-story, single-family house was destroyed in the Tea Fire. The proposed total of 2,517 square feet, located on a 7,046 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer for requested zoning modifications for alterations and additions within the secondary front setback and interior setbacks.)

(Final Approval is requested.)

Final Approval as noted on Sheet A-4.

FINAL REVIEW**D. 933 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela Rosas
Designer: Robert Ramos

(Proposal to add a 914 square foot second-story addition and a 70 square foot balcony to the existing 1,716 square foot one-story single-family residence, including an attached 508 square foot two-car garage located on a 5,906 square foot lot in the R-2 Zone. The proposed total of 2,630 square feet is 99% of the maximum guideline floor to lot area ratio.)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**E. 1708 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal to construct a new 545 square foot second-story addition to an existing 1,091 square foot one-story single-family residence with a detached 187 square foot one-car garage, located on a 3,800 square foot lot. The proposal includes the demolition of the "as-built" 173 square foot garage addition and demolition of an "as-built" carport. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch located in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline floor-to-lot-area ratio. A similar project was approved on December 12, 2008, and subsequently expired on December 12, 2010.)

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

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) The proposed porch alterations are acceptable and pose no negative aesthetic impacts.
- 2) The proposed increase in plate height from 6-feet to 8-feet is acceptable.

NEW ITEM**F. 849 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-029
Application Number: MST2011-00113
Architect: Pacific Arc, Inc.
Owner: JTM Private Land Trust

(Proposal for exterior alterations and a 622 square foot interior remodel of an existing two-story, 3,262 square foot single-family residence on a 23,700 square foot lot in the Hillside Design District. The proposed exterior alterations include remodeling the existing second-story balcony to remove structural columns and replace the existing curved arches with a squared opening, relocating an existing window from the south elevation to the west elevation, and replacing two existing doors. The project requires Staff Hearing Officer review for a requested zoning modification to replace an existing over-height fence, to exceed the 3.5 foot maximum height requirement along the front property line.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a requested zoning modification.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The proposed over-height fence and hedge are acceptable given that it provides privacy to the back yard.
- 2) The proposed alterations to the house and upper balcony are acceptable.

NEW ITEM**G. 1311 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-143-004
 Application Number: MST2011-00134
 Owner: Wayne Cassriel
 Architect: Workshop Architecture Group, Inc.

(Proposal to construct a 244 square foot first-floor addition and a new 244 square foot second-story roof deck above the proposed addition to an existing two-story, 1,771 square foot single-family residence with an attached 378 square foot two-car garage. The proposed total of 2,333 square feet, on a 6,814 square foot lot located in the non-appealable Jurisdiction of the Coastal Zone, is 81% of the maximum floor-to-lot area ratio.)

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

Continued two weeks to be referred to Full Board to discuss possible design alterations for the proposed second-story deck.

NEW ITEM**H. 704 CHIQUITA RD E-2 Zone**

Assessor's Parcel Number: 031-142-016
 Application Number: MST2011-00150
 Owner: Anne Luth
 Architect: Roderick Britton

(Proposed "as-built" 251 square foot addition and 135 square foot new deck to an existing single-family residence on an approximately 12,000 square foot parcel located in the Hillside Design District.)

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

Project Design Approval as submitted 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.

NEW ITEM**I. 256 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-320-050
 Application Number: MST2011-00144
 Applicant: Mark Baker
 Owner: Community West Bank

(Construction of a new site retaining wall 92 feet in length, with varying exposed height up to six feet and removal of six trees.)

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

Project Design Approval as submitted 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.

NEW ITEM**J. 1224 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-016
Application Number: MST2011-00153
Owner: Michael Silverander
Applicant: Windward Engineering

(Proposal for a 297 square foot one-story addition and roof alteration at the front, and a new trellis over an existing deck at the rear of an existing 1,534 square foot one-story single-family residence.)

(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 with comments:

- 1) The use of quality materials is appreciated and the proposal is compatible with the neighborhood.
- 2) Study the height of the trellis.
- 3) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

Items on Consent Calendar were reviewed by **James Zimmerman** and **Denise Woolery**.