

PRELIMINARY REVIEW**6. 3455 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004
 Application Number: MST2007-00221
 Owner: Silva Family Trust
 Architect: Bryan Pollard
 Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the Coastal Zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

(Project requires compliance with Planning Commission Resolution No. 017-08.)

Time: 6:45

Present: Bryan Pollard, Architect; Sam Maphis, Landscape Architect; Mike Silva, Owner.

Public comment opened at 7:09 p.m.

1. Don Santee for Kitch Wilson: would like to see the size reduced to the average FAR in neighborhood of 77%; prefers plantings and structures in view corridor restricted to less than 3 feet from ground; reduce ridge height to 17 feet.
2. Don Santee: project is noncompliant with Local Coastal Plan Policy (LCP) 5.3 and 9.1; prefers preserving view corridors; guidelines should be followed.
3. Ronald Green: project is under jurisdiction of LCP policies, and should be compatible with homes in the neighborhood and should protect ocean views.
4. Art Schwartz: concerned about night glow from exterior lighting and requested installation of shielded, low sodium lights.
5. Susan Zalon: concerned that other projects are held to FARs below 100% and this project should too; prefers attractive, low-growing ground covers instead of the hedge along the east property line.

Public comment closed at 7:22 p.m.

Motion: Preliminary Approval and continued to the Full Board for an in-progress review of the architecture and for landscaping plan:

- 1) Landscaping in the 30 foot view corridor at the eastern property line shall be between 3 and 4 feet finished height for the north half of the corridor, and 5 to 6 feet finished height for remaining portion.
- 2) Provide a section/drawing from Marina Drive to Cliff Drive with a variety of landscaping with mature height shown, include a silhouette of the structure.
- 3) Landscaping in the view corridor should appear natural and minor encroachment of the of tree canopies is not a detriment. Minimize the encroachment of the dwarf citrus tree canopies into the view corridor.
- 4) Study opportunities to reduce excess unused space and some very large rooms; any effort in reduction would be appreciated.
- 5) Provide additional details; preliminary colors are a good direction.
- 6) The architectural style and size are compatible with the neighborhood, the project provides quality materials.

Action: Woolery/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

The ten-day appeal period was announced.

NEW ITEM**E. 352 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-030
Application Number: MST2009-00042
Owner: Tim McCollum
Architect: John Kincaide
Contractor: Donald Leitch

(Proposal to replace a 1,296 square foot single-family residence and attached 342 square foot two-car garage and 410 square foot deck destroyed in the Tea Fire. The project includes increasing the house to 1,500 square feet and garage to 400 square feet with total additions on all sides to be 250 square feet. Also proposed is an understory of approximately 250 square feet. The existing development was nonconforming to all setbacks and open yard requirements. Staff Hearing Officer approval is requested for modifications to allow encroachment into the front and interior setbacks, and to provide less than the required open yard area. The project is located on a 7,900 square foot lot in the Hillside Design District. The proposed total of approximately 2,150 square feet is 68% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Continued indefinitely to the Staff Hearing Officer with comments: 1) The Modification for a deck located over the property line or in the interior setback is not supportable. 2) The other Modification requests are supportable.

FINAL REVIEW**F. 3455 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004
Application Number: MST2007-00221
Owner: Silva Family Trust
Architect: Bryan Pollard
Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the Coastal Zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

(Final review of architecture and landscaping.)

Final Approval with conditions: 1) Move the small window away from the faux chimney. 2) Color of windows to be Santa Barbara blue. 3) Change the two Ceanothus from Snow Flurry to Concha as noted on the landscape plan. 4) Include Water Compliance Statement on irrigation plans and show that irrigation complies.