

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2105 ANACAPA ST****E-1 Zone****(4:55)**

Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E. Mathews Revocable Trust
 Architect: Britt Jewett

(Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approvals of Modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum FAR.)

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

Actual time: 5:08

Present: Britt Jewett, Architect; Barbara Mathews and Michael Zirolli, Owners.

Public comment opened at 5:15 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Mr. Jewett submitted a petition in support of the project signed by 26 neighbors.

Public comment was closed.

Straw vote: how many can support a recommendation to the Staff Hearing Officer to grant the modifications. 3/3/0.

Motion: Continued to the Staff Hearing Officer with the following comments:

- 1) Some Board members do not support the modification request or the current design because the existing structure in the 30 foot setback is too close to the corner, other structures on Anacapa Street are set back. The project appears too linear. The length along the street has the appearance of being excessive in length and mass and should be reduced in size.
- 2) Some Board members do support the modification request and the current design because the existing single-story house which is already in the setback will be retained in the new design, alterations within the setbacks are reasonable, and the whole Board agrees the design is very nice.

Action: Mosel/Deisler, 6/0/0. Motion carried. (Zink stepped down.)

SFDB-CONCEPT REVIEW (CONT.)**8. 2105 ANACAPA ST****E-1 Zone****(7:10)**

Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E. Mathews Trust
 Architect: Britt Jewett

(Project has been revised and reduced by 364 square feet and is 95% of the maximum FAR. Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approval of modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 024-09.)

Actual time: 8:10

Present: Britt Jewett, Architect.

Public comment opened at 8:22 p.m.

Chuck Maunz, opposed: proposal is too massive and the scale is out of proportion for the corner lot.

Public comment closed at 8:25 p.m.

Withdrawn

Motion: Preliminary Approval Continued two weeks to the Full Board with the following comments:

- 1) Provide preliminary drawings and a landscape plan.
- 2) Provide landscape plan.
- 3) Provide an alternative to the second level patio roof with a trellis or other design feature that can not be enclosed.

Action: Bernstein withdrew the motion.

Revised

Motion Preliminary Approval as basis for working drawings of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued two weeks to the Full Board with the comments:

- 1) In discussion the applicant agreed to lower the second-story patio roof one foot and reduce the pitch of the hipped roof to 2:12.
- 2) The project is compatible in appearance; neighborhood compatibility, quality architecture, size, bulk, and scale are appropriate to the neighborhood.

Action: Carroll/Woolery. 4/2/0. (Bernstein and Mosel opposed due to size.)