



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, April, 7, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
  BRIAN MILLER, *Vice-Chair*  
  BERNI BERNSTEIN  
  LISA JAMES  
  JAIME PIERCE  
  DENISE WOOLERY  
  JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
  DAVID ENG, Planning Technician  
  AMBER FLEMMINGS, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present:                      Sweeney, Miller, Bernstein, Pierce (3:10 p.m.), Woolery, and Zimmerman.  
Members absent:                        James.  
Staff present:                              Eng, Limón, and Flemmings.

#### **GENERAL BUSINESS:**

A.      Public Comment:

No public comment.

B.      Approval of the minutes:

Motion:                      Approval of the minutes of the Single Family Design Board meeting of March 24, 2014, as submitted.

Action:                        Woolery/Zimmerman, 4/0/1. Motion carried. (Bernstein abstained, Pierce/James absent).

## C. Consent Minutes:

Motion: Ratify the Consent Minutes of **April 1, 2014**. The Consent Minutes were reviewed by Sweeney/Pierce.

Action: Zimmerman/Woolery, 5/0/0. Motion carried. (Pierce/James absent).

Motion: Ratify the Consent Minutes of **April 7, 2014**. The Consent Minutes were reviewed by Woolery/Zimmerman (Item A), Pierce/Zimmerman (Items B-I).

Action: Bernstein/Zimmerman, 4/0/1. Motion carried. (Miller abstained, Pierce/James absent).

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

- a. Chair Sweeney announced that, along with other boards, there have been concerns with non-compliance. He attended a meeting with the Chair from ABR, Paul Zink, Jaime Limon, the Chief Building Official and Santa Barbara's Chief Inspector in which actual cases were reviewed to help create solutions to reduce future matters dealing with noncompliance. He also mentioned, with Jaime Limon's input, that projects over the maximum square footage, with a F.A.R. over 85%, may be requested to add further submittal standards to prove neighborhood compatibility.

## E. Subcommittee Reports.

No Subcommittee Reports.

**REVIEW AFTER FINAL****1. 2111 STANWOOD DR****A-1 Zone**

**(3:15)** Assessor's Parcel Number: 019-041-026  
 Application Number: MST2009-00173  
 Owner: Taylor Tatman  
 Architect: Richard Redmond  
 Engineer: Kevin Vandervort

(Proposal to rebuild a 2,878 square foot two-story single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of an 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

**(Review After Final requested for as-built alterations to a two-story, single-family residence, including enclosure of a second-story porch, addition of a fireplace and chimney above the master bedroom, and changes to roof materials, all windows, exterior doors, exterior colors, and other finishes. The project was last reviewed on March, 24, 2014.)**

Actual time: 3:14 p.m.

Present: Ben Chapman, General Contractor; Richard Redmond, Architect; and Taylor Tatman, Owner.

**Motion: Approval of Review After Final with comments:**

- 1) The Board supports the changes made by the Architect.
- 2) Change windows on south elevation to match the north elevation.
- 3) The Board appreciates efforts to address concerns regarding S-tile.
- 4) The Board suggests adding a flower box to the horizontal window.
- 5) Clarify the location and spacing of proposed ceanothus.

Action: Miller/Woolery, 4/1/1. Motion carried. (Sweeney opposed, Bernstein abstained, James absent).

**PROJECT DESIGN REVIEW****2. 2345 EDGEWATER WAY****E-3/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 041-350-001  
Application Number: MST2013-00341  
Owner: Michal Smulski  
Architect: James Zimmerman

(Proposal to demolish the existing, two-story, 2,171 square foot, single-family residence, and construct a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

**(Project Design Approval requested. Requires compliance with Planning Commission Resolution No. 006-14. Project was last reviewed on October 21, 2013.)**

Actual time: 3:33 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations. Board member Bernstein stepped down from the project given that she lives in close proximity to the project.

Present: Jim Zimmerman, Architect; and Chris Gilliland, Landscape Architect.

Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.

**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 the Consent with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.

Action: Woolery/Pierce, 4/0/1. Motion carried. (Bernstein stepped down, James absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED****3. 434 CONEJO RD****A-1 Zone****(4:05)**

Assessor's Parcel Number: 019-061-012  
Application Number: MST2014-00066  
Owner: Maria Lourdes C. Smith  
Architect: Alex Pujo

Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed are two second floor decks totaling 249 square feet. A total of 325 cubic yards of grading is proposed. The proposed development total 2,500 square feet, located on a 7,900 square foot vacant lot within the Hillside Design District, is 79% of guideline floor-to-lot-area ratio (FAR).

**(Second Concept Review. Comments only. Requires Staff Hearing Officer review for requested zoning modifications. Project last reviewed on March 10, 2014.)**

Actual time: 3:48 p.m.

Present: Alex Pujo, Architect; and Drew and Lourdes Smith, Owners.

Public comment opened at 3:58 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer for required modifications to return to Full Board with comments:**

- 1) The modifications are aesthetically appropriate.
- 2) Provide additional details of windows.

Action: Pierce/Zimmerman, 4/1/0. Motion carried. (Miller opposed, James absent).

**\*\* THE BOARD RECESSED AT 4:17 P.M. TO 4:20 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 209 E ISLAY ST****E-1 Zone****(4:35)**

Assessor's Parcel Number: 027-042-009  
Application Number: MST2014-00114  
Owner: Peter and Li Camenzind  
Agent: Jarrett Gorin  
Architect: Doug Leach  
Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 6,068 square foot, two-story, single-family residence with a 735 square foot attached three-car garage. A 3,051 square foot habitable basement is proposed below grade. The project also includes a new 60 square foot detached pool building, relocated driveway, and other site work. The proposed 6,068 square feet of above-grade floor area on 23,870 square foot lot is 128% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments only; project requires environmental assessment and comments by the Historic Landmarks Commission for alterations to an existing sandstone wall.)**

Actual time: 4:20 p.m.

Present: Doug Leach, Architect; Jarrett Gorin, Agent; and Peter Camenzind, Owner.

Public comment opened at 4:41 p.m.

- 1) Kellam de Forest expressed concerns regarding the square footage of the project and the historic importance. He inquired about the height and the number of the bedrooms. He suggested the project be scaled down to fit the compatibility of the neighborhood.

A letter of expressed concern from Drusilla Van Hengel regarding the scale of the project and the compatibility to the neighborhood was acknowledged.

Public comment closed at 4:44 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) A majority of the Board appreciates the architecture and quality of materials.
- 2) Provide a streetscape silhouette.
- 3) Reduce square footage.
- 4) Apply good neighbor guidelines.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 25 VIA ALICIA****E-1 Zone**

**(5:05)** Assessor's Parcel Number: 015-311-006  
Application Number: MST2014-00111  
Owner: Yeoman Trust  
Architect: Wade Davis Design

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck on a 16,802 square foot lot located in the Hillside Design District. The project includes a minor interior remodel. Portions of the additions and the entry deck encroach into the front yard setback. The proposed 3,063 square foot, two-story residence with attached two-car garage is 70% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 5:24 p.m.

Present: Jim Davis and Akiko Wade Davis, Architects.

Public comment opened at 5:33 p.m.

- 1) Stephen Young, a neighbor to the west of the project, expressed concerns regarding the privacy issue amongst the neighboring homes. He suggested something be put in place to maintain his privacy.
- 2) Dick Drosendahl, a neighbor in close proximity, spoke in support of the project. He was interested in hearing that it would be habitable since it's been vacant for so long.

Public comment closed at 5:39 p.m.

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

- 1) The Board is in favor of the requested modifications in the front yard.
- 2) The Board is not in favor of the glass railings.
- 3) Further study the amount and locations of decks.
- 4) The Board is not in favor of the glass paneled garage door.
- 5) Show a solid railing on the second-story deck on the west elevation to address privacy concerns from the neighbor.

Action: Pierce/Miller, 6/0/0. Motion carried. (James absent).

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING****6. 227 LA MARINA DR****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 045-161-013  
Application Number: MST2014-00117  
Owner: William and Jennifer Brummett  
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only. Requires Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 5:58 p.m.

Present: Robert Foley, Architect.

Public comment opened at 6:05 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Guidelines.
- 2) The architectural style is acceptable.

Action: Zimmerman/Pierce, 6/0/0. Motion carried. (James absent).



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1901 CIELITO LN****A-1 Zone****(5:55)**

Assessor's Parcel Number: 021-082-007  
Application Number: MST2014-00119  
Owner: Kenneth M. Rosenzweig  
Architect: Roderick Britton

(Proposal to construct a 354 square foot first floor addition and a 942 square foot lower level addition to an existing 1,878 two-story, single-family residence with a 332 square foot attached carport. The proposal also includes additions, an expanded deck, and conversion of 220 square feet of an existing 858 square foot detached art studio to a two-car garage. The proposal includes construction of new gabled and asphalt shingled roofs on the dwelling and the art studio, interior remodels of both buildings, and exterior site work. The proposed total of 4,202 square feet, located on a one-acre lot in the Hillside Design District, is 85% of the guideline floor-to-lot area ratio (FAR).)

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

Actual time: 6:19 p.m.

Present: Rod Britton, Architect.

Public comment opened at 6:26 p.m.

- 1) Bridget Murphy, a neighbor to the south of the project, expressed concerns regarding appropriate screening of the project to protect the privacy of her home.

Public comment closed at 6:27 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 Full Board with comments:**

- 1) Provide a landscape plan.
- 2) Study good neighbor guidelines.
- 3) Provide additional details to the design.
- 4) Provide a color board.
- 5) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials

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

**\*\* DINNER BREAK AT 6:39 P.M. TO 7:04 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1427 SHORELINE DR****E-3/SD-3 Zone**

**(6:45)** Assessor's Parcel Number: 045-185-003  
Application Number: MST2014-00136  
Owner: Malcolm Family Trust  
Architect: Winick Architects

(Proposal for 1,617 square feet of first- and second-floor additions to an existing 1,354 square foot, two-story, single-family residence with an attached 385 square foot garage. The proposal includes conversion of the existing two-car garage into living area, construction of a new two-car carport, storage room, second-story decks, interior remodel work, and additional site work. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,971 square feet on a 12,012 square foot lot is 75% of the required maximum floor-to-lot area ratio (FAR). This project requires Planning Commission review for a Coastal Development Permit.)

**(Comments only; project requires Planning Commission review for a Coastal Development Permit.)**

Actual time: 7:04 p.m.

Present: Barry Winick, and Gustavo Zinkewich, Architects.

Public comment opened at 7:18 p.m.

The Board acknowledged the following letters:

Lauren Emma and Sam Chesluk submitted letters of support for the project.

A letter of expressed concern from Richard Grossgold regarding a complaint he issued about the nonconforming stairway was acknowledged.

Public comment closed at 7:19 p.m.

**Motion: Continued indefinitely to Planning Commission with comments:**

- 1) The Board finds that the general citing of the proposed project is acceptable with the exception that the roof deck and connecting bridge impinges on the guideline for second-story decks to be 15 feet from the property line.
- 2) The Board finds the quality of architecture and materials to be valid.
- 3) Demonstrate neighborhood compatibility of the project with properties on the block, on each side of Shoreline Drive.
- 4) Clarify the facets of the architectural elevations as compatible.
- 5) Provide a 3D model.

Action: Sweeney/Zimmerman, 6/0/0. Motion carried. (James absent).

**CONCEPT REVIEW - NEW ITEM****9. 940 ARBOLADO RD****E-1 Zone****(7:10)**

Assessor's Parcel Number: 019-232-008  
Application Number: MST2014-00132  
Owner: Patrick Family Revocable Trust  
Architect: Burnell, Branch & Pester Architect

(Proposal to raise the west portion of the existing roof to accommodate one of three new bay windows of a 2,360 square foot, two-story, single-family home 26,377 square foot lot in the Hillside Design District. The project also proposes to install a new front entry door and three new skylights, reconfigure several smaller windows, and remodel the interior.)

**(Action may be taken if sufficient information is provided. Project was referred from the Consent Agenda on April 1, 2014.)**

Actual time: 7:51 p.m.

Present: Tracy Burnell, Architect.

Public comment opened at 8:02 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.**

1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

Action: Woolery/Miller, 5/1/0. Motion carried. (Sweeney opposed, James absent).

**CONCEPT REVIEW - NEW ITEM****10. 511 BROSIAN WAY****A-1/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 047-030-011  
Application Number: MST2014-00149  
Owner: John Park  
Architect: Cearnal Andrulaitis

(Proposal for a 4,600 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. A squash court and pool are also proposed.)

**(Comments only.)**

Actual time: 8:11 p.m.

Present: Brian Cearnal, Architect; and John Park, Architect.

Public comment opened at 8:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board supports the style and quality of materials, and compatibility of the architecture.
- 2) Study the effects of interior lighting of the tower element on neighboring properties.
- 3) Provide a landscape plan.
- 4) Ensure good neighbor guidelines are applied.

Action: Miller/Pierce, 6/0/0. Motion carried. (James absent).

**CONSENT AGENDA (11:00 A.M.)**

Items on Consent Agenda were reviewed by Jaime Pierce and Jim Zimmerman.

**FINAL REVIEW****A. 711 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-101-007  
Application Number: MST2013-00468  
Owner: Floppy Trust  
Designer: Brian Miller  
Engineer: Kevin L. Vandervort

(Revised proposal to construct a 201 square foot, one-story, addition to an existing, 1,345 square foot, one-story, single-family residence with an attached, 412 square foot, two-car garage. The proposal includes a new roof, remove and replace the driveway and patio, window and door alterations, and 145 cubic yards of grading. The project will address zoning violations identified in ZIR2011-00126. The proposed total of 1,958 square feet, located on a 13,503 square foot lot in the Hillside Design District, is 47% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested.)**

**Final Approval with the condition to provide calculations for Tier 3 SWMP and a soils report.**

**FINAL REVIEW****B. 1840 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-013  
Application Number: MST2014-00063  
Owner: Jeffrey A. Kone  
Architect: Steve Harrel

(Proposal for a minor interior remodel and exterior alterations to an existing 3,216 square foot, two-story, single-family residence with an attached two-car garage, located on a 15,681 square foot lot within the Hillside Design District. The exterior alterations include: a new trellis element on the south elevation; removal of existing doors and windows, removal and addition of door and window openings, installation of new doors and windows; replacement of the garage door; repair of the existing deck and new railings; new stucco and building color changes.)

**(Final Approval requested.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****C. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029  
Application Number: MST2014-00038  
Owner: Robert and Tammara Stockero  
Architect: Don Swann

(Proposal for a total of 46 square feet of one-story additions and a 108 square foot interior remodel to an existing 1,687 square foot, two-story, single-family residence, with an attached, 428 square foot, two-car garage. The proposal includes requesting to permit a 259 square foot "as-built" deck and exterior stairs. The proposal will address violations listed in ZIR2013-00582. The proposed total of 2,161 square feet, located on an 11,760 square foot lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Project Design Approval and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-14.)**

**Continued to staff level review for administrative approval.**

**PROJECT DESIGN AND FINAL REVIEW****D. 3639 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-001  
Application Number: MST2014-00095  
Owner: Joseph B. Maxwell Family Trust  
Applicant: Douglas Gheza  
Contractor: Quik Response

(Proposal for a new approximately 20 square foot master bath addition, minor door and window alterations, and a new detached pergola at the front entry. The proposed development total of 3,245 gross square feet, located on a 1.35 acre lot in the Hillside Design District, is 63% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval requested.)**

**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.**

**CONTINUED ITEM****E. 1323 CLIFF DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-041-007  
 Application Number: MST2013-00500  
 Owner: Susan Aumack  
 Architect: Dylan Chappell Architects

(Proposal for a complete interior and façade remodel, a partial demolition, and one- and two-story additions to an existing, 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes 612 square feet of demolition, a total of 408 square feet of one-story additions, and a new 580 square foot two-story addition, resulting in a 2,390 square foot, two-story, single-family residence, including the attached, two-car garage. The proposal includes an approximate 300 square foot second level deck. The proposed total of 2,390 square feet, located on a 6,607 square foot lot, is 84% of the required floor-to-lot area ratio (FAR). The project will address violations identified within Zoning Information Report ZIR2013-00260. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 012-14.)**

**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.**

**CONTINUED ITEM****F. 1010 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-203-002  
 Application Number: MST2014-00099  
 Owner: David and Le Goldmuntz  
 Applicant: Dale Pekarek  
 Architect: The Fine Line  
 Engineer: Michael Gerenser

(Proposal to replace an existing stone wall with new, terraced retaining walls in the rear yard of an existing 5,698 square foot, single-family residence with an attached three-car garage and detached three-car carport on a 30,636 square foot lot in the Hillside Design District. The proposal includes 70 cubic yards of grading. No trees will be removed.)

**(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. Continued to staff level review for Final Approval.**

**CONTINUED ITEM****G. 726 SANTECITO DR****A-2 Zone**

Assessor's Parcel Number: 015-070-004  
Application Number: MST2014-00130  
Owner: James Hughes  
Designer: Tony Xiques

(Proposal to replace the roofing material of an existing one-story single family residence in the Hillside Design District with two-piece mission tile. The project also proposes enclosure of an existing 176 square foot covered porch, and minor façade alterations including replacement of doors and windows, and replacement of exterior stucco. Minor site alterations include replacement of the existing asphalt driveway with permeable paving, and other landscaping. This project will address violations identified in Zoning Information Report ZIR2013-00330.)

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

**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.**

**CONTINUED ITEM****H. 539 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-011  
Application Number: MST2014-00131  
Owner: Diane Blau Trustee  
Architect: Steven Pen Hsu

(Proposal for window, door, and roof alterations to the rear elevation of an existing two-story, single family home located in the Hillside Design District. The project also includes interior alterations to the existing living and dining rooms, and the relocation of the existing kitchen.)

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

**Continued one week to Consent with comments:**

- 1) Further study the roofline of the addition.**
- 2) Consider incorporating a trellis element on the addition.**



**NEW ITEM: PUBLIC HEARING****I. 1025 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-004  
Application Number: MST2014-00118  
Owner: William Koonce  
Applicant: Peter Doctors

(Proposal to permit site improvements that include as-built concrete block walls of up to six feet tall and that cumulatively exceed the eight foot height limit for walls located in the 35 foot front yard setback, and an as-built fountain in the front yard setback. The project also includes removal of a trellis and trash containers in the interior setback, and construction of a new concrete wall of up to six feet tall in the front yard of an existing single family residence on a 27,157 square foot lot in the Hillside Design District. This proposal will address violations identified in enforcement case ENF2013-001241. Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only; project requires Staff Hearing Officer review for requested zoning modifications.)**

**Continued to Staff Hearing Officer with comments:**

**1) The Board finds the proposed concrete block walls acceptable.**

**\*\* MEETING ADJOURNED AT 8:32 P.M. \*\***