



# DRAFT

## City of Santa Barbara Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, December 15, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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

**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)**

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 3:03 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present:      Sweeney, Miller, Bernstein, James, Pierce, and Woolery.  
Members absent:  
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 **December 1, 2014**, as amended.

Action:      Miller/Pierce, 6/0/0. Motion carried.

## C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **December 8, 2014**. The Consent Minutes were reviewed by Sweeney/Pierce.
- Action: James/Woolery, 6/0/0. Motion carried.
- Motion: Ratify the Consent Minutes of **December 15, 2014**. Item A reviewed by Miller/Woolery. Items B-G reviewed by Pierce/Sweeney.
- Action: Bernstein/Miller, 5/0/1. Motion carried. (Sweeney abstained).

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

- a. Chair Sweeney and the Board acknowledged the recent passing of Board member Zimmerman and held a moment of silence in his memory.
- b. Mr. Eng announced that the meeting scheduled for December 29, 2014 is cancelled due to the City's holiday closure. The next scheduled full board meeting will be on January 12, 2015.
- c. Mr. Limón reported that there will be a special recruitment to fill the Board's vacancy for a licensed architect.
- d. Board member Bernstein suggested holding a special meeting amongst the board members to assess the Board's efforts in the past year.
- e. Item #5, 209 East Islay Street, has been postponed indefinitely.

## E. Subcommittee Reports.

No Subcommittee Reports.

**REVIEW AFTER FINAL****1. 960 W MOUNTAIN DR****A-1 Zone**

**(3:15)** Assessor's Parcel Number: 021-050-057  
 Application Number: MST2009-00149  
 Owner: Pike B. Riegert  
 Former Architect: Jeff Shelton  
 Architect: Amy Taylor

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

**(Review After Final is requested for as-built changes to the exterior style with new windows, doors, light fixtures, colors, and finish details. Changes also include the enlargement of the roof deck area, additional guardrails, a new barbecue and countertop on the roof deck, the relocation and removal of light wells at the roof deck, enlargement of the patio areas at the ground floor, and extension of retaining walls with additional grading and additional guardrails. Project was last reviewed on December 13, 2010.)**

Actual time: 3:13 p.m.

Present: Amy Taylor, Architect; Gloria Easter; Listing Agent; Jeff Shelton, former Architect; Roger Proksch, Potential Buyer; and Tony Boughman, Assistant Planner.

Public comment opened at 3:26 p.m.

- 1) Jeff Shelton, the former architect for the project, explained his role in the original approved design and that he has given up on having the original design implemented. He noted that his goal of maintaining views from W. Mountain Drive over the home was executed as he intended.

Public comment closed at 3:27 p.m.

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

- 1) Restore the retaining wall to the configuration approved by the SFDB on December 13, 2010.
- 2) The Board does not support the patio and retaining wall on the east side.
- 3) The Board finds the materials for the new upper roof acceptable.
- 4) The Board does not support the expanded deck on the lower roof surface and requests that the size of the deck be reduced to adhere to the previously approved square footage. The Board looks to the designer to configure the deck space and railing to address safety of areas where occupants can walk out to the deck.
- 5) Remove the barbeque and the sink on the roof deck.
- 6) The Board accepts the location of the light wells at the roof deck.
- 7) The Board accepts the proposed light fixtures on the west elevation.
- 8) Remove all "as-built" soffit and flood lights on the west elevation.
- 9) The Board accepts the current color on the surface of the home.
- 10) The Board accepts the east elevation as built.
- 11) The Board recommends that the large opening on the south elevation match the bronze finish on the existing doors, and that the openings be in line with the original approved plans or match the existing doors.
- 12) The Board requests that the balcony on the south elevation be restored when the retaining wall and grading are restored per the last approved plans.
- 13) The Board recommends that the upper sliding door on the south elevation be restored to a window.
- 14) The Board accepts the roof on the north elevation.
- 15) The Board accepts the existing color board.
- 16) Restore the landscaping per the approved plans, except where succulents pose issues for erosion. The Board suggests deep rooted perennials in place of these.
- 17) Remove the outdoor shower.
- 18) Railings shall be horizontal cable railing throughout.

Action: Miller/Woolery, 6/0/0. Motion carried.

**FINAL REVIEW****2. 26 CELINE DR****A-1/E-1 Zone**

**(3:45)** Assessor's Parcel Number: 055-141-034  
 Application Number: MST2014-00316  
 Owner: Kyle Korver  
 Designer: Susan Sherwin  
 Engineer: Paul Belmont

(Proposal for 1,498 square feet of first- and second-floor additions to an existing 2,420 square foot, two-story, single-family residence with an attached 497 square foot garage. The proposal includes widening an existing driveway, rebuilding a portion of a retaining wall, permitting an as-built air conditioning unit, and 22 cubic yards of grading. The proposed total of 4,415 square feet of development on a 1.54 square foot lot in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address zoning violations identified in Zoning Information Report ZIR2012-00398.)

**(Final Approval is requested. Project requires compliance with Tier 3 SWMP and at least a 3-star rating with SB Built Green. Project was last reviewed on July 28, 2014.)**

Actual time: 4:15 p.m.

Present: Susan Sherwin, Designer.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with comments:**

- 1) The Board appreciates the changes made to the project.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

Action: Bernstein/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****3. 18 S VOLUNTARIO ST****R-2 Zone**

**(4:10)** Assessor's Parcel Number: 017-172-006  
 Application Number: MST2012-00098  
 Owner: Susan Arcidiacono  
 Designer: Urbe & Orbe Enterprises  
 Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 043-13. Project was last reviewed on September 10, 2012.)**

Actual time: 4:29 p.m.

Present: Robert Mills, Applicant.

Public comment opened at 4:37 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, and quality of architecture and materials.
- 2) Provide details of the gable vents and the corbels.
- 3) Provide an alternate solution for the driveway material.

Action: Pierce/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **4. 511 BROSIAN WAY**

**A-1/SD-3 Zone**

**(4:40)** Assessor's Parcel Number: 047-030-011  
Application Number: MST2014-00149  
Owner: John Park  
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

**(Project Design Approval is requested. Project requires conformance with Planning Commission Resolution 027-14, and grading findings. Project was last reviewed on October 20, 2014.)**

Actual time: 4:48 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; and Jack Kiesel, Landscape Architect.

**\*\*\* THE BOARD RECESSED AT 5:00 P.M. AND RECOVERED AT 5:11 P.M. \*\*\***

Public comment opened at 5:11 p.m.

- 1) Robert Forouzandeh, whose family owns 507 Brosian Way, spoke in support of the project.
- 2) Ronald Green reserved his time for Lori Rafferty.
- 3) Susan Green spoke in opposition to the project.
- 4) Lori Rafferty spoke in opposition to the project, expressing concern for the large amount of grading and negative visual impact to the neighborhood.

Letters from David and Kristy Young, Kitch Wilson, Rosa Choi and Richard Chung, Lori Rafferty,

Laura Carlos Pomerantz, Nancy Marr and Jean-Michel Cousteau, Patricia Foley, Carl and Marilyn Kocher, Walter and Ingeborg Knapp, Susan Green, Bob Bowski, Patricia Marquart, Andrew and Penelope Gottlieb, Curry Sawyer, and Carolyn Vogt were acknowledged.

Public comment closed at 5:23 p.m.

Chair Sweeney read to the Board the November 6, 2014 Planning Commission draft comments.

**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 Full Board with comments:**

- 1) The Board finds the FAR appropriate for the neighborhood given that the project is on a 2.2 acre lot.
- 2) The NPO findings can be made as follows: the project provides consistency and appearance, it is in an eclectic neighborhood and there are other modern homes in the neighborhood; it is compatible in its size, bulk, and scale since there are many other homes above 4,000 square feet; the quality of architecture and materials is exemplary.
- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Woolery/James, 5/0/1. Motion carried. (Bernstein abstained).

The ten-day appeal period was announced.

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **5. 209 E ISLAY ST**

**E-1 Zone**

**(5:25)** Assessor's Parcel Number: 027-042-009  
 Application Number: MST2014-00114  
 Owner: Peter 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 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Fourth concept review. Comments only; this is a review of only the landscape and irrigation plans of a project proposal that has not yet received approval. This project was last reviewed on November 3, 2014.)**

**Project was postponed per the applicant's request.**

**PROJECT DESIGN REVIEW****6. 6 CHASE DR****E-1 Zone****(6:10)**

Assessor's Parcel Number: 015-031-003  
Application Number: MST2014-00497  
Owner: Jane E. Perrin  
Applicant: Santa Barbara Design and Build

(Proposal to demolish an existing 60 square foot storage shed, convert the existing 431 square foot garage into habitable space, and construct a new 490 square foot two-car garage and 263 square feet of new living space at an existing 1,915 square foot single-family residence. The project includes a renovation and reconfiguration of the existing bedrooms and bathrooms, and replacement of windows at the living room, bedroom, and existing garage areas. A window is to be relocated, and another enlarged, both at the east elevation. A new parking turnaround area on permeable pavers is proposed. The project also includes stone steps from the street to the residence. The proposed total of 2,630 square feet on a 14,107 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio.)

**(Project Design Approval is requested. Project was last reviewed on November 3, 2014.)**

Actual time: 6:39 p.m.

Present: Don Gragg and Michelle Lang, Architects.

Public comment opened at 6:48 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 good neighbor guidelines.
- 2) Show compliance with Tier 3 Storm Water Management Program (SWMP).

Action: James/Pierce, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1912 MISSION RIDGE RD****A-1 Zone**

**(6:40)** Assessor's Parcel Number: 019-083-021  
 Application Number: MST2014-00585  
 Owner: Craig and Jane Morrison  
 Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,146 square foot one-story, single-family residence with an attached 658 square foot garage. The proposal includes the conversion of 125 square feet of the garage into habitable space, a new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio.)

**(Project Design Approval is requested.)**

Actual time: 6:54 p.m.

Present: Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 7:07 p.m.

- 1) Patrick McKenna, a neighbor at 1929 East Las Tunas Road, expressed concerns regarding privacy and the height of the hedges.
- 2) Jo Saxon expressed concerns regarding view corridors.
- 3) Roger Bacon expressed concerns regarding the scale of the second story and the issue around the tree trimming.
- 4) Ken Sterling expressed concern for the location of solar panels and suggested that story poles be erected.
- 5) Randy Mudge expressed concerns regarding a lack of information regarding topography, the solar panels, impacts on privacy, light trespass, site plans and sections showing adjacent impacted properties, the board's ability to make NPO findings given the lack of information, and the historic nature of the adjacent home.
- 6) Cathy O'Neill expressed concerns regarding privacy and view corridors.
- 7) Tiffany Dore expressed concerns regarding view corridors.
- 8) Aaron Foreman suggested story poles be erected and that view corridors be taken into consideration.

Letters from John and Nan Bedford, Bob and Pat Former, Roger and Stephanie Bacon, and Aaron Foreman were acknowledged.

Public comment closed at 7:27 p.m.

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

- 1) The Board supports the style and quality of architecture.
- 2) The Board finds the second story acceptable.
- 3) Erect Standard Level story poles.

Action: Miller/Woolery, 6/0/0. Motion carried.



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 550 OWEN RD****A-2 Zone**

**(7:15)** Assessor's Parcel Number: 015-202-027  
 Application Number: MST2014-00578  
 Owner: William Z., Jr. and Emily K. Kerr Trustees  
 Architect: Pacific Architects, Inc.  
 Engineer: Kevin Vandervort

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

**(Comments only; project requires environmental assessment.)**

Actual time: 7:49 p.m.

Present: William Wolf, Architect.

Public comment opened at 7:58 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates and supports the style of architecture.
- 2) Restudy the shape of the fireplace chimneys.
- 3) Restudy the proportions of the windows on the south elevation.
- 4) Provide a landscape plan.

Action: Miller/James, 5/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM****9. 433 CONSUELO DR****E-3/SD-2 Zone**

**(7:55)** Assessor's Parcel Number: 059-201-001  
 Application Number: MST2014-00534  
 Owner: Paul and Donna Wieckowski  
 Architect: Paul Poirier  
 Contractor: Paul Wieckowski  
 Engineer: Greg Storc, Schipper Construction Company

(Proposal to construct 451 square feet of additions (433 square feet at the ground floor and a remodeled second floor to reduce size by 286 square feet). The existing two-story 2,637 square foot single-family residence and an attached, 411 square foot, two-car garage will also be remodeled with new roof, comp shingles. No other site alterations are proposed. The proposed total of 2,758 square feet located on a 7,490 square foot lot is 91% of the required floor-to-lot area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00152.)

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

Actual time: 8:09 p.m.

Present: Paul Poirier, Architect; and Paul Wieckowski, Contractor.

Public comment opened at 8:15 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy the window proportions on the east elevation.
- 2) Study an alternate scale to the chimney in relation to the home.
- 3) The Board finds the colors acceptable.
- 4) Provide a landscape plan.

Action: Miller/Woolery, 6/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 8:30 P.M. \*\***

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

Items on Consent Agenda were reviewed by **Jaime Pierce** and **Fred Sweeney**.

**FINAL REVIEW****A. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2009-00325  
Owner: Madsen Trust  
Agent: Alexandra Cole  
Applicant: Vince Amore

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, guest parking spaces, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 022-14.)**

**Final Approval with the following condition:**

- 1) In between the Arbutus Marina trees along the western property line, plant additional trees or shrubs to grow to 10 to 15 feet tall to provide additional privacy and screening in between between the fence and the taller tree canopy.

**REVIEW AFTER FINAL****B. 2345 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-001  
 Application Number: MST2013-00341  
 Architect: James Zimmerman  
 Owner: Michal Smulski

(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.)

**(Review After final is requested to lower the house pad 18 inches to elev. 150.5, and to add retaining walls along the east and west property lines and along the 75-year seacliff retreat line.)**

**Approval of Review After Final with conditions:**

- 1) The Review After Final is contingent upon staff review for substantial conformance of the Coastal Development Permit.
- 2) The plaster on the retaining walls shall match the plaster on the residence.

**REVIEW AFTER FINAL****C. 475 BRAEMAR RANCH LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-019  
 Application Number: MST2013-00439  
 Owner: Spencer Seal Living Trust  
 Architect: Howard Wittausch  
 Landscape Architect: Brodersen Associates

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

**(Review After Final is requested for the following "as-built" revisions in the rear yard: 1) Importing 370 cubic yards of fill to raise the lower and middle pads and contour the site. 2) Installing synthetic turf with concrete stepping stones and decomposed granite walkways at the upper terrace. 3) Raising the middle terrace approximately 2 feet and installing decomposed granite paths. 4) Raising the lower terrace approximately 2 feet, increasing the area of permeable paving from 800 square feet to 3,295 square feet to create four uncovered parking spaces (one of which is for a recreational vehicle) and relocate the secondary driveway entrance. 5) Adding a vegetated bio-swale below the secondary driveway.)**

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

- 1) The approval is for the grading proposal only (Sheets CE-0, CE-1, CE-2, CE-3, L-0, L-1).
- 2) The landscaping elements to be submitted separately should include a landscape plan, and address gates, fencing, and screening of uncovered parking.

**PROJECT DESIGN AND FINAL REVIEW****D. 1445 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-021  
Application Number: MST2014-00328  
Owner: Kimbrough Family Trust  
Contractor: Stewart Construction

(Proposal to construct a new 288 square foot upper level deck on an existing two-story house on a 13,940 square foot lot in the Hillside Design District. The proposal also includes new iron railing to match existing, with the addition of glass panels to be installed behind the new railing.)

**(Project Design Approval and Final Approval are 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.**

The 10-day appeal was announced.

**CONTINUED ITEM****E. 11 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-021  
Application Number: MST2014-00542  
Owner: Marion F. Gibson Trust  
Applicant: Greg Cacan

(Proposal for a new 4 to 6 foot tall and 80 foot long retaining wall in the rear yard of an existing single-family residence.)

**(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.**

The 10-day appeal was announced.

**NEW ITEM****F. 150 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-005  
Application Number: MST2014-00549  
Owner: Raymond W. Jewell, Trustee  
Architect: Chris Cottrell

(Proposal for 350 square feet of first floor additions to an existing 1,696 square foot, one-story single-family residence. The project includes an alteration to the roof pitch, new windows and doors, a new 433 square foot wood deck, a new trash enclosure, and removal of an unpermitted deck cover. The proposed total of 2,093 square feet on a 11,657 square foot lot in the Hillside Design District is 53% of the guideline floor-to-lot area ratio. The project will address a zoning violation identified in Zoning Information Report ZIR2014-00249 and includes Staff Hearing Officer review for requested zoning modifications to allow alterations within the interior setback.)

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

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

- 1) Provide a resolution to the status of the eastern property line and retaining wall.
- 2) Provide a site section.
- 3) Indicate preliminary structural feasibility of the new roof extension.
- 4) Indicate which areas of the residence are to remain.
- 5) Address how the addition will impact existing landscaping (eg. the dripline of the jacaranda.)
- 6) Provide plate lines.
- 7) Provide additional photos of the site and neighboring properties.
- 8) The proposed architecture is generally acceptable.

**NEW ITEM****G. 1428 SAN MIGUEL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-020  
Application Number: MST2014-00601  
Owner: Lawrance and Morris Family Trust  
Architect: Tom Ochsner

(Proposal for a 188 square foot expansion of an existing uncovered deck on the third level of a single family residence and removal an existing chimney. No changes to the building footprint are proposed.)

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

**Continued one week to Consent.**

**NEW ITEM****H. 251 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-008  
Application Number: MST2014-00583  
Owner: Navid Eskandari  
Architect: Alan McLeod  
Applicant: Lauren Anderson

(Proposal to construct 700 square feet of new one-story additions and a new 785 square foot two-story addition, to an existing 800 square foot, one-story, single-family residence. The proposal includes demolition of 100 square feet of the existing non-conforming garage and a new, conforming, 400 square foot, two-car garage. The proposed development total of 2,685 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 100% of the required floor-to-lot area ratio (FAR).)

**(This previously noticed project has been POSTPONED to the Full Board Meeting of January 12, 2015 at the applicant's request.)**

**Project was postponed to the Full Board meeting of January 12, 2015 at the applicant's request.**