



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, December 22, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **11:00 A.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):**      JOHN CAMPANELLA

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

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

Representatives present:      **Fred Sweeney and Jaime Pierce**  
Staff present:      **David Eng, Planning Tech**

### **FINAL REVIEW**

**A.      504 E VALERIO ST**      **R-2 Zone**  
                 Assessor's Parcel Number:      027-132-001  
                 Application Number:      MST2014-00594  
                 Owner:      Sidney C. Carrera  
                 Owner:      Dan and Meg Purdey

(Proposal for a 321 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 3,923 square feet on a 10,439 square foot lot is 104% of the guideline maximum floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

**(Final Approval is requested.)**

**Continued to Consent on January 5, 2015 with comments:**

- 1) Provide a basic landscape plan.
- 2) Ficus Nitida is not recommended as a hedge planting.

**PROJECT DESIGN AND FINAL REVIEW****B. 952 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-014  
Application Number: MST2014-00346  
Owner: Gail Fisher Revocable Trust  
Contractor: Jeremy Scarlett, Owner  
Agent: Mindy Wolfe, Attorney for Owner

(Proposal to permit an "as-built" counter, barbeque, fire pit and hot tub on a 13,403 square foot lot in the Hillside Design District. The lot, which spans two parcels (APNs 019-252-013 & 019-242-014) is currently developed with an existing 1,347 square foot one-story house with attached two-car garage. Also proposed is the replacement of dry rot-damaged deck and fencing, resurfacing existing CMU walls, new CMU seat walls, and repaving the existing driveway. The proposal will address violations identified in enforcement case ENF2014-00220. Project includes Staff Hearing Officer review for a zoning modification and voluntary lot merger.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 064-14.)**

**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****C. 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: Thomas Ochsner

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

**(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 and continued indefinitely to Consent.**

**NEW ITEM****D. 1502 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-014  
 Application Number: MST2014-00617  
 Owner: Todd H. Mesnik  
 Applicant: Joseph Flynn  
 Architect: Thomas Ochsner

(Proposal to construct a 595 square foot, second story deck above the garage of an existing single family residence. The project will address violations identified in Zoning Information Report ZIR2010-00429.)

**(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 and continued indefinitely to Consent with comments:**

- 1) Study the proportions and sizes of the new pilasters.
- 2) Provide construction details.
- 3) Provide a color and materials board.
- 4) Specify and show exterior light fixtures.

**NEW ITEM****E. 1409 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-010-025  
 Application Number: MST2014-00613  
 Owner: Christopher Joseph Brown  
 Designer: Erick Rojas

(Proposal to permit an "as-built" 6-foot tall, wood fence located along the southern property line and replace portions of an existing 6-foot tall wood fence located along the northern and western property lines. The proposal will address violations identified in enforcement case ENF2014-01057.)

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

**Public Comment:**

Margi Mainquist, a neighbor, spoke in opposition to the project, noting that the "as-built" fence is too large and obstructs views previously enjoyed by neighbors.

Alan Scholl, a neighbor at 1411 La Cima Road, spoke in opposition to the project.

**Written Comment:**

- 1) Bonna Hamilton, neighbor, submitted a letter expressing concerns regarding the size of the "as-built" fence and inconsistency with Good Neighbor Guidelines.
- 2) Charles and Denise Judd submitted a letter in opposition to the project, citing elimination of views by the fence. Parking impacts from a separate ongoing construction project were also noted.

**Continued indefinitely to Consent with comments:**

- 1) The Board does not find the "as-built" wood fencing in the rear yard appropriate due to its location along the top of the ridge and recommends an alternative design that allows for more transparency.
- 2) Should the applicant pursue the solid wood fence, this project is referred to the Full Board.

**NEW ITEM****F. 4 FELLOWSHIP CIR****E-1 Zone**

Assessor's Parcel Number: 041-154-006  
Application Number: MST2014-00622  
Owner: Jeanne O'Brien  
Applicant: Jeanne O'Brien

(Proposal for alterations to an existing two-story single-family residence. The alterations comprise the following: adding a second-floor deck at the rear, adding a first-floor landing, replacing five windows on the first and second floors, replacing an existing second-floor window with a sliding door to the new deck, replacing guardrails, and adding exterior light fixtures. No new floor area is proposed.)

**(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 and continued indefinitely to Consent with comments:**

- 1) Show light fixtures on plans.
- 2) Provide a color and materials board.
- 3) Show detail call-outs.