



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**TUESDAY, February 16, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.**

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

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
KATHLEEN GOO, Commission Secretary

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

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Representatives present: Jaime Pierce and Fred Sweeney.

Staff present: David Eng.

### **NEW ITEM – PUBLIC HEARING**

**A. 1405 MISSION RIDGE RD **A-2 Zone****  
Assessor's Parcel Number: 019-210-001  
Application Number: MST2016-00024  
Owner: Maria Brant Living Trust  
Applicant: Ken Mineau

(Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**

**Motion:** Continued indefinitely to Full Board.  
**Action:** Pierce/Sweeney, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 11:06 P.M. \*\***