



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, August 12, 2013**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
FRED SWEENEY, *Vice-Chair*  
BERNI BERNSTEIN  
BRIAN MILLER (Consent Calendar Architecture Representative)  
LISA JAMES (Consent Calendar Landscape Representative)  
JAIME PIERCE (Consent Calendar Landscape Representative)  
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                 MICHELLE BEDARD, Planning Technician  
                 ROSA ROGERS O'REILLY, Commission Secretary

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**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/SFDB](http://www.SantaBarbaraCA.gov/SFDB) and then clicking on the *Videos* tab.

**CALL TO ORDER.**

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

**ATTENDANCE:**

Members present:      Woolery, Sweeney, Bernstein, Miller, James, Pierce (at 3:12p.m.), and Zimmerman (from 3:30p.m. to 5:53p.m.).  
Members absent:      None.  
Staff present:      Bedard, Burbank, Riegle, and Rogers O'Reilly.

**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 **July 29, 2013**, as submitted.

Action: Sweeney/Bernstein, 5/0/0. (Pierce and Zimmerman absent.)

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **August 5, 2013**. The Consent Calendar was reviewed by Brian Miller and Lisa James.

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

Motion: Ratify the Consent Calendar of **August 12, 2013**. The Consent Calendar was reviewed by Brian Miller and Lisa James.

Action: Miller/Bernstein, 5/0/0. Motion carried. (Pierce and Zimmerman absent.)

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

No announcements.

## E. Subcommittee Reports.

No subcommittee reports.

**\*\*THE BOARD TOOK A BRIEF RECESS AT 3:09 P.M. AND RECONVENED AT 3:12 P.M.\*\***

**SFDB-CONCEPT REVIEW (CONT.)****1. 1222 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-214-021

Application Number: MST2013-00207

Owner: Janice &amp; Robert Kopf Trust

Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 440 square foot garage and construction of a new 1,680 square foot, two-story, single-family residence, with a detached 440 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

**(Third concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed at SFDB on June 17, 2013.)**

Actual time: 3:12 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect; and Robert and Janice Kopf, Owners.

Public comment opened at 3:22 p.m.

- 1) Kathy Koury; wants the master bedroom window sill height to be conditioned at a minimum of 5-foot 6-inches height to preserve the privacy of her bedroom and private yard areas, and had a question regarding the size of the north bathroom window.

Public comment closed at 3:24 p.m.

- Motion:** Continued indefinitely to Planning Commission to return to Full Board with comments:
- 1) The applicant has addressed the Single Family Design Board's concerns. The project represents a compatible and acceptable architectural design and site plan.
- Action:** Sweeney/Pierce, 6/0/0. Motion carried. (Zimmerman stepped down).

## **PROJECT DESIGN REVIEW**

### **2. 448 ALAN RD**

**E-3/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 047-072-007  
 Application Number: MST2013-00062  
 Owner: Merrill Family Living Trust  
 Architect: Kurt Magness  
 Engineer: Dale Weber  
 Applicant: Michael Merrill

(Proposal to demolish an existing, one-story 1,529 square foot, single-family residence and 329 square foot detached carport, and construct a new, one-story, 1,645 square foot, single-family residence and an attached, 434 square foot, two-car garage. The proposal involves a total of 3,620 cubic yards of site grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

**(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 010-13.)**

Actual time: 3:30 p.m.

Present: Kurk Magness, Architect; Michael Merrill, Owner; and Chuck McClure, Landscape Architect.

- 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 to Consent for Final Approval with comments:
- 1) The Board had positive comments regarding neighborhood compatibility, quality of architecture and materials, and consistency and appearance.
  - 2) Study the chimney.
  - 3) Provide spec sheets and photos of the garage door.
  - 4) Provide a color board.
- Action:** Miller/James, 7/0/0. Motion carried.

**\*\*THE BOARD TOOK A BRIEF RECESS AT 4:01 P.M. AND RECONVENED AT 4:10 P.M.\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 958 GARCIA RD****E-1 Zone**

**(4:15)** Assessor's Parcel Number: 029-261-013  
Application Number: MST2013-00308  
Owner: Schaeffer Family Trust  
Architect: Paul Zink

(Proposal to construct a 208 square foot, first-story addition, and a 322 square foot, second-story addition above the garage to an existing, one-story, 1,434 square foot, single-family residence, and a detached, 566 square foot, two-car garage, with half-bath and laundry room. The proposal will result in a 2,530 square foot, two-story, single-family residence, including an attached, two-car garage. The proposal includes remodeling the existing residence, construction of a 364 square foot, detached, accessory structure, new site paving, a new raised deck and exterior stairs, new site and retaining walls, and the removal of storage and equipment structures. The proposed total of 2,894 square feet, located on a 17,234 square foot lot in the Hillside Design District, is 66% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in enforcement case ENF2013-00122. The project includes Staff Hearing Officer review for a requested zoning modification.)

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

Actual time: 4:10 p.m.

Present: Paul Zink, Architect.

Public comment opened at 4:23 p.m.

- 1) Florence Michel, opposition; expressed concerns regarding possible loss of private views.
- 2) Sharon Kilmer, opposition; expressed concerns regarding neighborhood compatibility, privacy, size bulk and scale, and questions of use. Requested story poles.
- 3) Victoria Bessinger, opposition; expressed concerns regarding neighborhood compatibility. Believes the second story over the garage will not be compatible with the neighborhood.
- 4) Judith Franks, opposition (submitted written material); expressed concerns regarding neighborhood compatibility, possible historic significance, and size bulk and scale.
- 5) Mary Miller, opposition; expressed concerns regarding the ceiling height, size bulk and scale, and neighborhood compatibility. Requested story poles.
- 6) Kellem de Forest, opposition; expressed concerns regarding the neighborhood's possible historic importance, and neighborhood compatibility. Suggested a Historic Structures Report be prepared. Reminded the Board of its obligation to have neighborhood preservation findings.
- 7) Stephen Hahn, opposition; expressed concerns regarding possible loss of private views, neighborhood compatibility, and size bulk and scale. Submitted a petition signed by neighbors on Garcia Rd.
- 8) Jim Slater, opposition; expressed concerns regarding neighborhood compatibility, and size bulk and scale.

Public comment closed at 4:41 p.m.

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

- 1) Study the location, size, and design of the entry element, the detached accessory structure and the second story over the garage.
- 2) The Board expressed concern regarding the proposed cantilevered, detached accessory building. Further study is requested of a more appropriate location and design solution.
- 3) Provide an arborist report.
- 4) The property owner should inform the tenant of the proposed project.
- 5) Study an alternate roof material.
- 6) Provide further definition of the driveway.
- 7) Provide complete site photographs, including all elevations of the existing residence.
- 8) Provide a study of the homes in the neighborhood.

Action: James/Sweeney, 5/0/0. Motion carried. (Miller and Pierce stepped down).

**FINAL REVIEW****4. 32 E ISLAY ST****E-1 Zone****(5:00)**

Assessor's Parcel Number: 027-102-005  
 Application Number: MST2012-00440  
 Owner: Arthur Denk  
 Architect: Paul Zink

(Proposal to construct a 217 square foot, one-story, addition and a new 405 square foot, two-story, addition to an existing, one-story, 1,470 square foot, single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot, one-car, garage, and construction of a new, attached, 317 square foot, one-car garage. A new 45 square foot second-floor balcony is proposed. The proposal includes two new trees in the rear yard; a new, 76-linear foot, 8-foot tall, wood fence along the rear property line; the existing hedge, located along the rear and side property line, is to be maintained. The proposed total of 2,409 square feet, located on a 6,080 square foot lot, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval is requested. Project Design Approval was granted on April 8, 2013.)**

Actual time: 5:12 p.m.

Present: Paul Zink, Architect; and Arthur Denk, Owner.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with the condition to identify the type of glass on the light fixtures; milky or seeded glass are both acceptable options.**

Action: Sweeney/Woolery, 5/0/0. Motion carried. (Miller and Pierce stepped down).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****5. 2230 CLIFF DR****E-3 Zone**

**(5:30)** Assessor's Parcel Number: 041-252-071  
Application Number: MST2013-00162  
Owner: Jory Teri & Seth Geiger  
Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,032 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,481 square feet is 98% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-13. The project was last review by SFDB on June 3, 2013.)**

Actual time: 5:20 p.m.

Present: Douglas Keep, Architect.

Public comment opened at 5:25 p.m.

- 1) Robert Pietsch; is generally supportive of the project, however expressed concerns regarding the overall size. Had questions regarding the City's ability to ensure the project would be built as presented.

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

- 1) Study a reduction of plate heights on both floors.
- 2) Make an effort to substantially lower the ridge line by two feet, where possible.
- 3) Reduce the square footage on the second story so that the second floor does not create a two-story vertical façade.
- 4) Provide fence details including heights and materials.

Action: Sweeney/Miller, 7/0/0. Motion carried.

**\*\*THE BOARD TOOK A SCHEDULED RECESS AT 5:53 P.M. AND RECONVENED AT 6:24 P.M.\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 3435 MARINA DR****A-1/SD-3 Zone**

**(6:20)** Assessor's Parcel Number: 047-022-005  
Application Number: MST2013-00281  
Owner: Charles Rudd  
Architect: Paul Zink

(Proposal to construct a new, two-story, 4,760 square foot, single-family residence, and a 600 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, and 400 cubic yards of site grading to be balanced on site. The proposed 5,360 square feet residence is 106% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

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

Actual time: 6:24 p.m.

Present: Paul Zink, Architect; and Chris Gilliland, Landscape Architect.

Public comment opened at 6:41 p.m.

- 1) Sandy Schoolfield, opposition; expressed concerns regarding privacy, preservation of private and public views, the blocking of natural light, and neighborhood compatibility. Would like the staircase removed and the wood fence to be changed to a black metal fence.
- 2) Hilary Santee, opposition; expressed concerns regarding preservation of private and public views, and neighborhood compatibility.
- 3) Susan Zalow, opposition; expressed concerns regarding the size bulk and scale, landscaping, preservation of private views and neighborhood compatibility. Is opposed to a two-story residence which would not be compatible with the neighborhood; also expressed concerns regarding the use of fill to change the level of the property and landscaping.
- 4) Don Santee, opposition; expressed concerns regarding preservation of public views, neighborhood compatibility, size bulk and scale and the FAR. Is opposed to a two-story residence, and requested that certain conditions be placed on this property to protect the public view, including making it a one story home, the walls being limited to 3 feet, the view corridor should be established and the elevation should not be raised by bringing in additional fill.
- 5) Ronald Greene, opposition; expressed concerns regarding preservation of public views, the use of fill to change the elevation of the property, and the FAR.

Letters of concern from Kitch and Eva Wilson, and Lisa and Michael Moore were acknowledged.

Public comment closed at 6:55 p.m.

**Motion: Continued four weeks to Full Board with comments:**

- 1) The Board appreciates that the applicant has projected what some of the issues are and has met with the neighbors. The Board wants to see more of that.
- 2) Reduce the size bulk and scale to be closer to the 85% FAR guideline.
- 3) Study the placement of the roof deck and the stairs. Consider how they look from the pedestrian viewpoint.
- 4) Study the entrance.
- 5) Study the orientation of the second floor.
- 6) Provide longitudinal site sections to understand how the grades work and where site views are.

Action: Bernstein/James, 0/0/0. Motion withdrawn.

**Motion: Continued four weeks to Full Board with comments:**

- 1) Reconsider the orientation of the second floor.
- 2) If a second floor deck is proposed reconsider the location in conjunction with the restudy of the second floor; and if an exterior staircase is proposed consider relocation to the interior of the site and to preserve the privacy of the adjacent neighbors.
- 3) Consider a different treatment of the entry court walls, in terms of openness.
- 4) Study the chimney on the second floor deck. The Board is not supportive of the current approach.
- 5) Provide longitudinal site sections to understand the site grading in context to the proposed building, and view elements from both the public streets.
- 6) Consider how to treat the interior staircase and interior foyer volume as it relates to the second floor orientation.
- 7) Reduce the total square footage to be closer to the 85% FAR guideline.

Action: Sweeney/Bernstein, 5/0/0. (Miller and Pierce stepped down.)

Note: There was a discussion that a two-story design is neither approved nor denied; the Board is willing to review another two-story design approach.

**FINAL REVIEW****7. 527 LA MARINA DR****E-3 Zone**

**(7:05)** Assessor's Parcel Number: 035-211-013  
 Application Number: MST2013-00111  
 Owner: Paul J Rubel  
 Designer: Theo Bessin

(Proposal to construct a new, 565 square foot, second-story addition above the existing garage and a new, 105 square foot, first-story addition to an existing, one-story, 1,835 square foot single-family residence, with an attached, 400 square foot, two-car garage. The proposal includes a new, 202 square foot, second-level deck, replacement of an existing, first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,905 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

**(Final Approval is requested. The project was last reviewed on May 20, 2013.)**

Actual time: 7:33 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 7:42 p.m. As no one wished to speak, public comment was closed.

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

- 1) Use a low water ground cover for all slopes wrapping around the property.
- 2) Use a shrub that will stay low in height on perimeter beside the driveway.

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

**SFDB-CONCEPT REVIEW (CONT.)****8. 1727 SANTA BARBARA ST****E-1 Zone**

**(7:30)** Assessor's Parcel Number: 027-111-017  
Application Number: MST2013-00276  
Owner: Peter & Dorian Hirth  
Engineer: Windward Engineering  
Applicant: Ken Dickson  
Architect: Mark Wienke  
Landscape Architect: Barefoot Designs

(This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 500 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,682 square feet is 98% of the maximum floor-to-lot area ratio (FAR). This proposal replaces. The original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one existing cedar tree.)

**(Second concept review. The project was last reviewed by SFDB on July 15, 2013. The previous project was approved by SFDB on February 19, 2008.)**

Actual time: 7:49 p.m.

Present: Mark Wienke, Architect; and Jessica Harlin, Landscape Architect.

Public comment opened at 8:06 p.m.

- 1) Mary Suding; expressed concerns with the quality of architecture and neighborhood compatibility.
- 2) Phil Suding; expressed concerns regarding neighborhood compatibility. Expressed he was satisfied with the landscape architecture.

Public comment closed at 8:08 p.m.

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

- 1) The Board finds the general approach to the front property line wall and hedge is acceptable.
- 2) Reintroduce a replica of the original columns on each side of the driveway, as requested at the July 15, 2013, hearing.
- 3) The Board understands that the new driveway width must meet current zoning standards therefore the reintroduction of the original gates in a fixed open position perpendicular to driveway entry is acceptable.
- 4) The Board could embrace the current design approach, but request a reduction in size, moving closer to the 85% floor-to-lot area ratio (FAR).
- 5) Study a reduction in height of the main entry element.
- 6) Study the French doors coming off the second floor.
- 7) Study smaller windows to the south.
- 8) Study the window openings on the front elevation of the garage.
- 9) Provide detailing of corbels and beam outriggers.
- 10) Study the hallway connecting element between the garage and the main portion of the house to be more transparent to the entry court.
- 11) Study the proportions and sizes of the doors and windows on the entire front elevation.
- 12) The Board appreciates the effort to introduce some whimsy at the chimney cap but wants to see a further study of the intent, and would also like the chimney to be scaled back proportionately.
- 13) Provide further study/information on planter boxes at the second floor windows.
- 14) The Board finds the general landscape approach is acceptable.
- 15) The proposed 60 inch box tree to replace the cedar tree appears to be acceptable.
- 16) Study re-evaluation of the ground covers.
- 17) Study the back arches for a smoother transition.
- 18) Consider a mirador on right side elevation and/or the front elevation.

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

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

Items on Consent Calendar were reviewed by Lisa James and Brian Miller.

**REVIEW AFTER FINAL****A. 616 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-003  
Application Number: MST2013-00030  
Owner: Catherine Edwardson  
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

**(Review After Final to remove the exterior stairs at the laundry room, to increase the size of the rear deck and add a new set of exterior stairs, relocate an existing gate, revised doors on the south elevation, revised guard rails and surface decking material, revised bay window on the east elevation, and revised roof color.)**

**Referred to Full Board. (Applicant was absent).**

**REVIEW AFTER FINAL****B. 1701 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-009  
Application Number: MST2005-00017  
Owner: King Heirs, LLC  
Owner: The Mesa At Santa Barbara, LLC  
Agent: Brent Daniels  
Architect: Zehren And Associates

(See MST2003-00227 for master case. Proposal to construct a 4,517 square foot single family residence at 1701 La Vista Del Oceano (Lot 1) with a 681 square foot two-car garage on a 16,370 square foot lot in The Hillside Design District.)

**(Review After Final for a revised pool configuration and associated hardscape and landscape.)**

**Approval as submitted of Review After Final.**

**FINAL REVIEW****C. 1820 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 027-041-016  
Application Number: MST2013-00127  
Owner: Graham M Lyons  
Architect: Kent Mixon

(Proposal to construct 88 square feet of one-story additions and exterior alterations to an existing, 4,282 square foot, two-story, single-family residence, including an attached three-car garage, resulting in a proposed residential total of 4,370 square feet. The proposal includes replacement of all windows, addition of new dormer roofs, and an 82 square foot deck addition. The proposed residential development of 5,266 square feet, which includes a detached 1,198 square foot pool cabana structure, and associated site storage area, located on a 27,817 square foot lot, is 110% of the guideline floor-to-lot area ratio (FAR). The proposal will address zoning violations identified in enforcement case ENF2012-00332.)

**(Final Approval requested.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****D. 165 CEDAR LN E-1 Zone**

Assessor's Parcel Number: 015-083-003  
Application Number: MST2013-00012  
Owner: Paul H Tucker  
Architect: David Mendro

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design and Final Approval requested. Project requires compliance with the Staff Hearing Officer Resoution No. 015-13.)**

**Project Design Approval and Final Approval as submitted 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.**

**PROJECT DESIGN AND FINAL REVIEW****E. 1517 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-007  
Application Number: MST2013-00219  
Owner: Leatherman Family Trust  
Applicant: Amy Von Protz

(Proposal to expand an existing 95 square foot second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot second-story deck is located at the rear of the existing 1,588 square foot, two-story single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone.)

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

**Project Design Approval and Final Approval as submitted 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.**

**NEW ITEM****F. 2947 SERENA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-201-036  
Application Number: MST2013-00327  
Owner: Forrest & Priscilla Mori  
Applicant: Ubaldo Diaz

(Proposal for an interior remodel and façade alterations for an existing, two-story, single-family residence located on a 6,098 square foot lot. Alterations include a new front porch with a gable roof, new doors and windows, replacement of existing doors and windows, new low garden walls, stone patio, and site landscaping.)

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

**Postponed one week at the applicant's request.**

**\*\* MEETING ADJOURNED AT 8:40 P.M. \*\***