



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 16, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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
 GABRIELE COOK, Commission Secretary

Website: 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.

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 (left at 8:12 p.m.), Miller, James, and Zimmerman (arrived at 3:16 p.m.).
Members absent: Pierce.
Staff present: Bedard and Cook.

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 2, 2013** as submitted.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **December 9, 2013**. The Consent Calendar was reviewed by James/Sweeney.

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

Motion: Ratify the Consent Calendar of **December 16, 2013**. The Consent Calendar was reviewed by James/Zimmerman.

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

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

- a. Ms. Bedard made the following announcement that today is the last meeting of 2013. The next Consent Calendar will be held Monday, January 6, and the next Full Board meeting will be held Monday, January 13, 2014.

E. Subcommittee Reports.

No Subcommittees.

DISCUSSION ITEM**1. DISCUSSION/ACTION ITEM – UFMP Project**

(3:10) Staff: Jill Zachary, Assistant Parks & Recreation Director
(Review the Urban Forest Management Plan (UFMP) project and make recommendation to the City Council for Adoption of the Urban Forest Management Plan (UFMP) project.)

Actual time: 3:08 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director.

A letter of expressed concern from Paula Westbury was received.

Motion: SFDB recommends adoption of the UFMP with the following comments:

- 1) Particular attention needs to be made in regards to coordination of the final ordinance with other Planning and Zoning related ordinances.
- 2) The Board encourages staff to continue the pursuit of neighborhood compatibility of street tree selection.
- 3) The Board advises that the tree canopies should be taken into consideration as to how they relate to the architecture of a neighborhood.

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

FINAL REVIEW**2. 745 DOLORES DR****E-1 Zone****(3:30)**

Assessor's Parcel Number: 035-103-011
Application Number: MST2012-00498
Owner: Kenneth and Laura Haney
Designer: Russell Banko Design & Construction

(Proposal to construct a 758 square foot, two-story addition, and a 243 square foot, one-story addition, to an existing, 1,674 square foot, one-story, single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval requested. The project was last reviewed on October 15, 2013.)

Actual time: 3:45 p.m.

Present: Russell Banko, Architect.

Public comment opened at 3:51 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concern from Paula Westbury was received.

Motion: Final Approval as submitted.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 296 SCHULTE LN****A-1 Zone****(3:50)**

Assessor's Parcel Number: 055-230-004
Application Number: MST2013-00406
Owner: Stone Family Trust
Architect: AB Design Studio

(Proposal to construct a 3,378 square foot, two-story, single-family residence, with an attached, 592 square foot, two-car carport, located on a 2.18 acre lot in the Hillside Design District. The proposal includes a new pool, a 299 square foot pool cabana, a 656 square foot basement, a detached 316 square foot storage building, site walls, and a total of four uncovered parking spaces. The proposed development total of 5,241 square feet is 93% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

(Comments only; project requires environmental assessment and Planning Commission review.)

Actual time: 3:56 p.m.

Present: Clay Aurell, Robert Pester, Architects.

Public comment opened at 4:09 p.m.

- 1) Don Swann, neighbor, expressed concerns regarding the large, flat, industrial looking roof and possible reflection from the roof.

A letter of support of the architecture from Michelle Gaitan was received and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 4:12 p.m.

Motion: Continued four-weeks to the Full Board with comments:

- 1) Provide more specific identification of the prior development site plan and footprint, including the site topography.
- 2) Provide site topography and sections relating to the proposed new footprint location.
- 3) Study alternative roof forms; “green roofs” are not currently allowed within the High Fire Area.
- 4) Provide a conceptual level landscape plan.
- 5) Provide site sections.

Action: Sweeney/Bernstein, 5/0/1. Motion carried. (Miller abstained, Pierce absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 2301 CHAPALA ST

E-3 Zone

(4:25)

Assessor’s Parcel Number: 025-113-013

Application Number: MST2013-00417

Owner: Scott Gerrard Kipp and Hsiu Hua Kipp

Architect: Tony Xiques

(Proposal for a 173 square foot upper-floor addition and a 561 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The proposed total of 2,432 square feet is 80% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

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

Actual time: 4:31 p.m.

Present: Tony Xiques, Architect;
Scott Kipp, Owner.

Public comment opened at 4:40 p.m.

- 1) Colleen Miller, rear neighbor, expressed concerns regarding privacy and obstruction of views.

A letter of expressed concern from Paula Westbury was received.

Public comment closed at 4:43 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board understands the reasoning for the modification.
- 2) Study the geometry of the addition, specifically the canted corners.
- 3) Study the window fenestrations to be more reminiscent of the original addition (and vertical break-ups).
- 4) Study the height of the second floor addition to consider neighbors concerns.
- 5) Study the roof shape.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1323 CLIFF DR****E-3/SD-3 Zone****(4:55)**

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, and one- and two-story additions to an existing, 1,332 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes 399 square feet of one-story additions, and a 510 square foot two-story addition, to result in a 2,223 square foot, two-story, single-family residence, including the attached, two-car garage. The proposal includes a 268 square foot second level deck. The proposed total of 2,223 square feet, located on a 6,607 square foot lot, is 78% 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.)

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

Actual time: 4:55 p.m.

Present: Dylan Chappell, Architect;
Zack Hansen, Designer.

Public comment opened at 5:04 p.m.

- 1) Todd Davies, neighbor, 1320 Cliff Dr, expressed concerns regarding obstructed views and neighborhood compatibility.
- 2) Gwen Hildred, neighbor; 1327 San Rafael, expressed concerns regarding obstructed views, outdoor lighting, plate heights, deck square footage, drainage, and neighborhood compatibility.

A letter of expressed concern from Ruth Sack regarding deck size, privacy, and neighborhood compatibility was acknowledged and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 5:10 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the roof shape; consider a design that includes some sloped roof areas.
- 2) Label plate, roof, and parapet heights on all elevations.
- 3) Study lowering the roof height of the second floor.
- 4) Study the mass on the street elevation to be more horizontal.
- 5) Provide building sections through the house and site to understand the relationship to the sidewalk on Cliff Drive and to the bottom of the property.
- 6) Speak to the immediate adjacent neighbors, specifically the neighbor across the street.
- 7) Study the shape and the location of the second floor in relation to the front elevation and the adjacent properties.
- 8) Provide photographs from across the street.
- 9) A majority of the Board is supportive of the contemporary design.

Action: Sweeney/Zimmerman, 4/2/0. Motion carried. (Bernstein/Miller opposed, Pierce absent).

****SCHEDULED RECESS FROM 5:30 P.M. TO 5:58 P.M.****

SFDB-CONCEPT REVIEW (CONT.)

6. 3435 MARINA DR

A-1/SD-3 Zone

(5:50)

Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a 5,900 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 680 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, a new 64 square foot detached accessory structure, and 1,450 cubic yards of cut and fill site grading, including 650 cubic yards of export. The proposed project total results in 6,644 square feet of on-site development. The proposed total of 5,854 square feet, which includes a 50% FAR reduction, is 116% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed on September 9, 2013.)

Actual time: 5:58 p.m.

Present: Paul Zink, Architect.

Public comment opened at 6:16 p.m.

- 1) John Kechejian, neighbor, 3416 Marina Dr., opposed, expressed concerns regarding the position of the house on the lot, neighborhood compatibility, loss of privacy, light and noise pollution, and lack of natural sun light. Supported the first two designs.
- 2) Sandy Schoolfield, neighbor, 3416 Marina Dr., opposed, expressed concerns regarding non-conformance with good neighbor guidelines and neighborhood compatibility. Supported the first two designs.
- 3) Kitch Wilson, 415 Calle Las Caleras, opposed, expressed concerns regarding neighborhood compatibility and the view obstruction by the second story and solid wall fence.
- 4) Michael Moore, 414 Sea Ranch Dr., opposed, expressed concerns regarding the second story and neighborhood compatibility.
- 5) Susan Zalon, neighbor, 3424 Marina Dr., opposed, expressed concerns regarding the second story, walled fence, obstruction of the public view of the ocean, and neighborhood compatibility.
- 6) Ronald Green, neighbor, 3424 Marina Dr., opposed, expressed concerns regarding the second story and neighborhood compatibility.
- 7) Susan Strick, neighbor, 3475 Marina Dr., opposed, expressed concerns regarding the house placement on the lot and the obstruction of the view corridors.
- 8) Eamon Malone, neighbor, 3475 Marina Dr., opposed, expressed concerns regarding neighborhood compatibility and obstruction of the view corridors.
- 9) Beth Collins-Burgard, neighbor, 3354 Cliff Dr., opposed, expressed concerns regarding the obstructed view corridors, light pollution, and position of the house on the lot.

Letters of expressed concerns from Don and Hilary Santee regarding obstructed views were acknowledged and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 6:41 p.m.

- Motion:** **Continued indefinitely to Planning Commission for to Full Board with comments:**
- 1) The Board supports the current concept design.
 - 2) The Board reviewed the ramifications of the FAR as presented and recognizes that the above grade FAR is 100%. This FAR is acceptable in relationship to lot size. The FAR with addition of the basement is 116%, the Board finds this does not impact the size, scale, and bulk.
 - 3) The Board recognizes that the applicant has reduced the finished floor height from previous designs.
 - 4) The Board finds the second floor is acceptable, in particular that it has been reduced in size and nestled within the first story.
 - 5) The Board Supports the 50 foot visual setbacks, on both sides of the property, and recognizes that the applicant has provided larger view corridors than the prior designs and adjacent residence.
 - 6) Study a reduction of the first floor plate and eave heights (closer to 8 feet).
 - 7) Study further reduction of the ridge height (from 26- to 24-feet).
 - 8) Study the proportions and fenestrations of the dining room windows.
 - 9) Study the second floor window fenestrations on the north elevation.
 - 10) Study the proportions of the large window on the south elevation.
 - 11) Provide concept level landscape plan, including species, heights, and locations.
 - 12) Provide fencing material and shrubbery heights on all sides of the property.
 - 13) Provide elevation study of the front wall and gate.
 - 14) Provide site sections.
- Action:** Sweeney/Zimmerman, 4/0/1. Motion carried. (Bernstein opposed, Miller stepped down, Pierce absent).

PROJECT DESIGN REVIEW

*****2:00 p.m. – Organized Board Site Visit to 1565 La Coronilla Dr.*****

7. 1565 LA CORONILLA DR

E-1 Zone

(6:25) Assessor's Parcel Number: 035-302-003
 Application Number: MST2013-00330
 Owner: Mortgage Deeds, LLC
 Architect: Jason Grant

(Proposal to construct a two-story, 3,232 square foot, single-family residence with a detached, 441 square foot, two-car garage, located on a vacant, 17,957 square foot lot in the Hillside Design District. The proposal includes new site retaining walls and steps, and 120 cubic yards of grading beneath the proposed building footprint. The proposed total of 3,673 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption. The project was last reviewed on November 4, 2013.)

Actual time: 7:13 p.m.

Present: Jason Grant, Architect.

Public comment opened at 7:19 p.m.

- 1) Paul Straede, neighbor, expressed concerns regarding the setbacks and the new house location.
- 2) Erika Adler, neighbor, expressed concerns regarding privacy, the north elevation height, the 10 foot

plate height of the lower level, and the preference for a red tile roof.

- 3) Tim Putz, neighbor, expressed a preference for a red tile roof.
- 4) John Paullin, neighbor, expressed concerns regarding the view corridor, the garage window location, the 10 foot plate height of the lower level, incomplete story poles, and that the landscape plans were unavailable for public view.
- 5) Peter Beuret, neighbor, expressed preference for a red tile roof.

Letters of expressed concern from Paul Straede and John Paullin regarding the size, bulk and location of the house were acknowledged and a letter of expressed concern from Paula Westbury was received.

Public comment closed at 7:31 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study lowering the plate height of the lower level to 9 feet.
- 2) Study the roof line to follow the slope of the property; study an alternate roof form, suggestions made to consider a shed roof as opposed to a gable roof.
- 3) Study reducing the width of the building on the west and east sides.
- 4) Study the location of the building on the property to see if it can be moved closer to the driveway.
- 5) The Board finds that a red tile roof is not necessary.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 19 VISTA DEL MAR DR

E-3/SD-3 Zone

(7:00)

Assessor's Parcel Number: 047-062-006
 Application Number: MST2013-00483
 Owner: David C./Elizabeth O. Spaulding
 Architect: Steve Harrel

(the proposal to construct a 770 square foot two-story, and 450 square foot one-story addition to an existing, 1,606 square foot, one-story, single-family residence, with an attached, 400 square foot, two-car garage, located on a 26,250 square foot lot in the Hillside Design District. The proposal includes an 84 square foot second level balcony and a 450 square foot, ground level, covered porch, and new site hardscape. The proposed total of 3,226 square feet is 68% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 7:49 p.m.

Present: Steve Harrel, Architect;
 David Spaulding, Owner.

Public comment opened at 7:55 p.m.

- 1) Mark Sweeney, neighbor, expressed concerns regarding privacy, obstructed views negatively impacting property value, and noncompliance with the good neighbor guidelines.

A letter of expressed concern from Paula Westbury was received.

Public comment closed at 7:58 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study simplifying the roof shape.
- 2) Study reducing the square footage of the second floor.
- 3) Study the floor plan configuration, and consider reorienting the rooms on the second floor.
- 4) Study reducing the 10-foot plate height of the first floor.
- 5) Study alternate design solutions of the loggia.
- 6) Provide site sections.
- 7) Provide site elevations and topography of the property and of the adjacent house.
- 8) Provide site and neighborhood photographs.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1402 GRAND AVE****A-1/E-1 Zone****(7:30)**

Assessor's Parcel Number: 029-110-047

Application Number: MST2013-00498

Owner: Midwest Institution, LLC

Designer: Richele Mailand

(Proposal to permit "as-built" site alterations to include approximately 454 cubic yards of site grading and vegetation removal for the purposes of a new access road, located on a 5.21 acre lot in the Hillside Design District. The proposal includes the removal of one eucalyptus tree. The project will address violations identified within enforcement case ENF2013-00264. This proposal does not include any alterations to the existing single-family residence.)

(Comments only; project requires environmental assessment.)

Actual time: 8:13 p.m.

Present: Richele Mailand, Architect;
Todd Drevo, Owner.

Public comment opened at 8:26 p.m.

- 1) Betsy Ingalls, had a question as to why the access road needed to be built.
- 2) Mike Cahill, neighbor, opposed, expressed concern regarding the facts of what was presented.

A letter of support for the access road received from Philn Kirkpatrick, and a letter of expressed concern from Paula Westbury were acknowledged.

Public comment closed at 8:28 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a site grading plan to clearly indicate where cut has occurred and where/how it has been disturbed; indicate the RJR engineering recommendations.
- 2) Board members are to coordinate independent site visits with the applicant.

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

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by James and Zimmerman, except items A, D, E, and G which were reviewed by James, Sweeney, and Zimmerman.

REVIEW AFTER FINAL**A. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects
Architect: Bruce Mccunney

(Proposal to convert the existing, 575 square foot, two-car garage into a residential office and art room, and construct a new, 480 square foot, attached, two-car garage, for an existing, 3,714 square foot, two-story, single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Review After Final continued from December 9, 2013, for alterations to resolve the garage roof form.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**B. 1661 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-040
Application Number: MST2012-00489
Owner: Snowden Family Trust
Architect: Robert Klammer
Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing, one-story, 2,462 square foot, single-family residence and attached, 421 square foot, two-car, garage, located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new, 8-foot tall, wall and new, 6-foot tall, gates.)

(Review After Final for site alterations to include a new landscape plan, material changes for the approved 8-foot tall concrete wall to be an 8-foot tall wood fence (along the western interior property line), and architectural changes to include a revised roof form at the master bedroom, and replace the existing shingle roof with a new, light-weight slate roof.)

Approval of the Review After Final with the following notes:

- 1) The replacement of the light-weight slate roof with the CertainTeed Presidential "charcoal black" is acceptable.
- 2) Staff advised the applicant that the revised landscaping may trigger additional coastal review.

REFERRED BY FULL BOARD**C. 2230 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-071
Application Number: MST2013-00162
Owner: Teri Jory/Seth Geiger
Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,021 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 2,470 square feet is 97% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval requested.)

Final Approval as submitted.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**D. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
Application Number: MST2013-00351
Owner: Wendy M. Edmunds
Designer: Kris Kirkelie

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 066-13, and Tier 2 Storm Water Management Program (SWMP).)

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.

The ten-day appeal period was announced.

CONTINUED ITEM**E. 4132 HIDDEN OAKS RD PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-006
Application Number: MST2013-00384
Owner: Garrett Reynolds
Applicant: California Pools
Engineer: Pool Engineering, Inc.

(Proposal for a new 30' x 15' pool with an attached 7' x 7' spa and 450 square feet of new decking around the pool and spa. The existing 29,000 square foot lot is located within the Hillside Design District and developed with an existing single-family residence. The proposal includes 80 cubic yards of excavation and will retain all existing trees.)

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

Postponed to the January 6, 2014, hearing at the applicant's request.

REFERRED BY FULL BOARD**F. 1701 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-480-058
Application Number: MST2005-00017
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren and Associates
Landscape Architect: Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications to allow the pool to encroach into the front setback, and to allow the height of fences, walls, and hedges to exceed the maximum allowed height of 3.5 feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 082-13.)

A letter of expressed concern from Paula Westbury was acknowledged.

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, of the revised pool location, site wall, and site landscaping.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 8:45 P.M. ****