



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 9, 2015 **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
 PAUL ZINK, *Interim*

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 AMBER FLEMMINGS, 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 Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Woolery and Zink.
Members absent: Pierce.
Staff present: Limón, Eng, 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 **January 26, 2015**, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **February 2, 2015**. The Consent Minutes were reviewed by James/Miller.

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

Motion: Ratify the Consent Minutes of **February 9, 2015**. The Consent Minutes were reviewed by James/Miller.

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

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

Chair Sweeney welcomed Paul Zink as an interim board member.

Mr. Eng announced that the Board's Project Design Approval of 1912 Mission Ridge Road has been appealed to City Council.

Due to the Presidents' Day holiday, the following Consent meeting will be held on Tuesday, February 17, 2015.

Board member Zink will be stepping down from Item #1, 1575 La Vista Del Oceano Drive, and Chair Sweeney will be stepping down from Items #2, 3 and 4, 3626 San Remo Drive.

E. Subcommittee Reports.

No Subcommittee Reports.

REVIEW AFTER FINAL**1. 1575 LA VISTA DEL OCEANO DR****E-1 Zone****(3:15)**

Assessor's Parcel Number: 035-170-030
 Application Number: MST2003-00652
 Owner: Inken Gerlach
 Agent: Jessica Kinnahan
 Applicant: Oceano Investors, LLC
 Architect: Brian Hofer
 Landscape Architect: David Black
 Engineer: Penfield and Smith Engineers

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow over height retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Review After Final is requested to revise the finish on site retaining walls. The revised walls will be plastered to match the color of sandstone faced sections of the retaining wall. Project must comply with Planning Commission Resolution No. 055-06. Project was last reviewed on March 3, 2014.)

Actual time: 3:09 p.m.

Present: Brian Hofer, Architect; and Marisela Salinas, Case Planner.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

Motion: Review After Final with comments:

- 1) The consistency and appearance are compatible with the neighborhood.
- 2) The size, bulk and scale are appropriate for the design of the house.
- 3) The quality of architecture and materials are appropriate for the style of the neighborhood and the house.

Action: Miler/Woolery, 4/1/0. Motion carried. (Bernstein opposed, Zink stepped down, Pierce absent).

*** THE BOARD RECESSED AT 3:29 P.M. AND RECONVENED AT 3:31 P.M. ***

PROJECT DESIGN REVIEW**2. 3626 SAN REMO DR****E-3/SD-2 Zone**

(3:25) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00504
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore

(Lot 1: Proposal for construction of a two-story, 2,754 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 76% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on June 2, 2014.)

Actual time: 3:31 p.m.

Present: Vincent Amore, Applicant; Kate Svensson, Designer; Robert Adams, Landscape Architect; and Daniel Gullett, Case Planner.

Public comment opened at 4:09 p.m.

- 1) Molly Steen spoke on behalf of Bob Westwick, expressing his concerns about the lack of reduction in square footage and impacts to his privacy from the second floor addition. He requested that the applicant reduce the size of home, specifically at the second story.
- 2) Molly Steen, a neighbor at 3609 Capri Drive, stated her appreciation for the efforts made in screening for privacy. However, she was concerned with the location of the second story, relative to her property, and requested more be done to help screen for privacy.
- 3) John Steen, co-owner of 3609 Capri Drive, stated that the increase in size of Lot 1 was not appropriate as it ignored the Board's direction. He considered the visual impacts as significant since the home was "large, high-volume, and bulky".
- 4) Joan Jacobs, a neighbor at 210 Adair Drive, was concerned that the developers were not complying with the Board's direction to scale down the homes to be compatible with the neighborhood, and not showcasing the existing historic residence on Lot 3.
- 5) Peter Edwards, a neighbor at 216 Adair Drive, was concerned with the inadequacy of the provided guest parking and the overdevelopment of the lot.

- 6) Shirley Edwards, a neighbor at 216 Adair Drive, spoke in opposition to the massing of the homes in comparison to the lot size. She expressed concern with the inadequacy of the provided guest parking, particularly at Lot 3, since there is no car garage, with the applicant's noncompliance with the Board's previous directives.

Letters of expressed concerns from Robert Westwick, John Steen, Molly Steen, and Kellam de Forest were acknowledged.

Public comment closed at 4:28 p.m.

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 second floor shall be reduced to an eight-foot plate height.
- 2) The approval is given, noting that the second floor is located further than the required setbacks.
- 3) The relocated oak trees and retained orange trees will provide screening of the project.
- 4) The proposed buildings and structures are designed with quality architectural details.

Action: Zink/James, 4/1/0. Motion carried. (Bernstein opposed, Sweeney stepped down, Pierce absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

3. 3626 SAN REMO DR

E-3/SD-2 Zone

(4:00) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00506
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore

(Lot 4: Proposal for construction of a two-story, 2,795 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,292 square feet is 75% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on June 2, 2014).

Actual time: 5:01 p.m.

Present: Vincent Amore, Applicant; Kate Svensson, Designer; Robert Adams, Landscape Architect; and Daniel Gullett, Case Planner.

Public comment opened at 5:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Reduce the plate height on the second floor to eight feet.
- 2) Attempt to reduce the square footage as a way to mitigate the “boxy” design of the current proposal.
- 3) The Board appreciates the landscape plan, but requests that fewer ‘*arbutus marina*’ trees are planted around the rear patio.

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

FINAL REVIEW

4. 3626 SAN REMO DR

E-3/SD-2 Zone

(4:40) Assessor’s Parcel Number: 053-231-011
 Application Number: MST2013-00505
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore
 Architect: Henry Lenny

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was granted Project Design Approval by City Council on November 25, 2014. Project was last reviewed on July 14, 2014).

Actual time: 5:28 p.m.

Present: Vincent Amore, Applicant; Kate Svensson, Designer; Robert Adams, Landscape Architect; and Daniel Gullett, Case Planner.

Public comment opened at 5:34 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with conditions:

- 1) The Board supports the changes to the windows but they are to have divided lite mullions on the window exterior.
- 2) The Board approves the removal of the painted faux wainscoting.
- 3) The roof shall be two-piece mission tile.
- 4) The project is consistent in its appearance, compatible with the neighborhood, the quality of architecture is acceptable, and it follows the Good Neighbor Guidelines.
- 5) Change the plans to reflect the roof with the two-piece mission tile instead of the s-tile.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 324 SHERMAN RD****A-1 Zone**

(5:00) Assessor's Parcel Number: 019-050-006
 Application Number: MST2015-00003
 Owner: Appelbaum-Shapiro Living Trust
 Designer: Amy Von Protz
 Applicant: Vanguard Planning, LLC

(Proposal to construct a new 2,324 square foot , two-story, single-family residence with an attached 422 square foot, two-car garage, and a raised wood deck. The proposal will replace a 1,775 square foot residence and 422 two-car garage that were destroyed in the Tea Fire. The proposed total of 2,746 square feet on a 14,395 square foot lot in the Hillside Design District is 64% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions in the front and interior setbacks.)

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

Actual time: 5:46 p.m.

Present: Amy Von Protz, Designer; and Jarrett Gorin, Applicant.

Public comment opened at 5:57 p.m.

- 1) Charlie Calisti, a neighbor at 318 Sherman Road, expressed concerns regarding impacts to his privacy from current proposal. He questioned whether the project encroaches into the actual dripline of the previously fire-damaged oak.

Letters from Richard Appelbaum and Karen Shapiro, Eric Egolf, Hart Thomson, Kelly Voyson, Duncan Thomas, Maria MacDuff, Luis Fernandez, and Ana Ojeda and Dante DeLucia were acknowledged.

Public comment closed at 6:05 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The majority of the Board supports the modifications, but requests that the second story be located behind the front yard setback.
- 2) Study the window fenestrations and locations on the south elevation.
- 3) Provide a weather protection element for the front door.
- 4) Study relocating windows and wrapping the deck around the oak in the rear yard to better protect the privacy of the westerly neighbor.
- 5) Study reconfiguring the second floor bedroom to create enhanced views and eliminate the window to west.
- 6) Study reconfiguring the master bedroom to better accommodate for furniture.
- 7) Step down the home on the slope to comply with the Guidelines.
- 8) Provide an arborist report for the oak tree in the rear yard.
- 9) Consult with the Fire Department for appropriate vegetative screening options.
- 10) Study reconfiguring the second bedroom upstairs to take advantage of views.

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

REVIEW AFTER FINAL**6. 165 CEDAR LN****E-1 Zone**

(5:40) Assessor's Parcel Number: 015-083-003
 Application Number: MST2013-00012
 Owner: Paul H. Tucker
 Architect: David Mendro
 Contractor: Alan Cooper

(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.)

(Review After Final is requested for a new metal standing seam roof. Project was referred from Consent on February 2, 2015.)

Actual time: 6:41 p.m.

Present: David Mendro, Architect; and Sean Foster, Project Manager.

Public comment opened at 6:45 p.m. As no one wished to speak, public comment was closed.

Letters of support from neighbors Kathy Trent, Scott Barash, Deborah Pentland, and Virginia Branch were acknowledged.

Motion: Review After Final with conditions/comments:

- 1) The Board can support the metal standing seam roof with the matte finish per the color chip submitted.

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

*** THE BOARD RECESSED AT 6:50 P.M. AND RECONVENED AT 7:19 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 3039 HERMOSA RD****E-3/SD-2 Zone**

(6:25) Assessor's Parcel Number: 051-192-001
 Application Number: MST2014-00607
 Owner: Bryan C. Kenney Living Trust
 Applicant: Christophe De Rose

(Proposal for a total of 785 square feet of one- and two- story additions (98 square foot one story, and 687 square foot second story) to an existing 2,160 square foot residence, including two, attached single-car garages. The proposed total of 2,945 square feet, located on an 8,250 square foot lot, is 91% of the required maximum floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 26, 2015.)

Actual time: 7:19 p.m.

Present: Bryan Kenney and Ann Mallory, Owners.

Public comment opened at 7:25 p.m. As no one wished to speak, public comment was closed.

Letters of support from Mark Sachau and William Gielow, and Alan Walker were acknowledged.

Failed 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.

Action: Zink/Woolery, 2/3/1. (Sweeney/Bernstein/Miller opposed, James abstained, Pierce absent).

Failed Motion: Continued indefinitely to Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials
- 2) Reduce the size to bring the FAR closer to 85% as recommended by the guidelines.

Action: Bernstein/Miller, 1/5/0. (Sweeney/Miller/Woolery/Zink/James opposed, Pierce absent).

Motion: Continued indefinitely to Full Board with comments:

- 1) Study reducing the square footage to bring the FAR closer to 85%.
- 2) Study the front elevation including the entry and archway.
- 3) The quality of architecture is exemplary.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1893 EUCALYPTUS HILL RD

A-2 Zone

(6:55)

Assessor's Parcel Number: 015-040-033

Application Number: MST2015-00017

Owner: David and Judy B. Jones

Architect: Tom Meaney

Contractor: Giffin and Crane General Contractors, Inc.

(Proposal to demolish an existing 4,000 square foot single-family residence and construct a new 6,850 square foot, two-story, single-family residence with a basement and an attached three-car garage. The project includes 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,850 square feet of development (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 109% of the guideline maximum floor-to-lot area ratio (FAR). Project will address a building violation identified in Zoning Information Report ZIR2014-00364.)

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

Actual time: 7:44 p.m.

Present: Tom Meaney, Architect; and David and Judy Jones, Owner.

Public comment opened at 7:56 p.m.

- 1) Mary Ehrmann, a neighbor at Coronado Circle, inquired about the height of the project in relation to her private views.

Letters from Wendy Gragg and Maria DiMaggio were acknowledged.

Public comment closed at 7:59 p.m.

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 appreciates the style and quality of architecture.
- 2) The FAR is acceptable based on the size of the property and the style of the house, and it does not exceed the roof line of the existing residence.
- 3) Provide a landscape plan.
- 4) The proposed development is consistent with the scenic character of the City and enhances the appearance of the neighborhood. It is compatible in its size, bulk, and scale and is appropriate to the site, and the quality of architecture and materials is designed with details that enhance the natural appearance of the ridgeline or hillside.

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

The ten-day appeal period was announced.

IN-PROGRESS REVIEW

9. 3435 MARINA DR

A-1/SD-3 Zone

(7:30)

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

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-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, and a new pool. Proposed are 3,854 cubic yards of cut and fill grading with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(In-progress review. Project must comply with Planning Commission Resolution No. 024-14. Project was last reviewed on September 22, 2014.)

Actual time: 8:12 p.m.

Chair Sweeney summarized sole proprietorship exceptions regarding Board member Zink.

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

Public comment opened at 8:24 p.m.

- 1) Kitch Wilson spoke in opposition regarding the increase in size. He finds the second floor contentious.

- 2) Don Santee was concerned with the added wall height pertaining to the hedges and spoke in opposition of the second story, specifically the increase in size.

Public comment closed at 8:27 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The 40 square foot addition for the mechanical is acceptable.
- 2) The landscape plan is sufficient for Final Approval at the next meeting.
- 3) The *aloe marlothii* is acceptable and does not obstruct view corridors.
- 4) The *rhus integrifolia* should be maintained at the five-foot height requirement.

Action: James/Bernstein, 4/0/0. Motion carried. (Miller stepped down, Pierce absent).

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

CONSENT AGENDA (11:00 A.M.)

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

PROJECT DESIGN REVIEW**A. 2011 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-067
 Application Number: MST2014-00462
 Owner: Victoria Chin
 Architect: Lori Kari

(Proposal to relocate the existing garage opening to face the street frontage. The garage alterations include a new garage door, driveway, and the removal of existing landscaping in the front yard. The project also proposes the replacement of doors and windows in existing and new openings on the east, west, and south elevations, the addition of a door and window in crawl space locations, the infill of a crawl space for a craft room and half bath addition, and the interior remodel of the existing kitchen and bath. A new pool and 15 cubic yards of associated grading, and a new five foot high wall and gates at the front of the house are also proposed. The proposed total of 1,490 square feet of development on a 19,320 square foot lot in Hillside Design District and the Appealable Jurisdiction of the Coastal Zone is 32% of the guideline floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for requested zoning modifications for alterations in the front setback and an over-height wall within 10 feet of a front lot line.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 004-15.)

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 comment:

- 1) Consider using an earth tone color palette on the body of the residence.

FINAL REVIEW**B. 477 PASEO DEL DESCANSO****E-3 Zone**

Assessor's Parcel Number: 053-102-006
 Application Number: MST2014-00349
 Owner: Pacific Homes Funding
 Architect: Ted Meeder

(Proposal to demolish an existing single-family residence with an attached garage and construct a new 2,524 square foot, two-story, single-family residence with an attached 407 square foot, two-car garage. The project includes an attached trellis, outdoor fireplace, fountain, and landscaping. The proposed total of 2,931 square feet on a 9,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with conditions:

- 1) Label the dimensions in the garage.
- 2) Show the accurate location of the curb; the curb is located further north than depicted.
- 3) Provide a signed landscape compliance statement on plans.

NEW ITEM**C. 6 CHASE DR****E-1 Zone**

Assessor's Parcel Number: 015-031-003
Application Number: MST2015-00044
Owner: Jane E. Perrin
Applicant: Santa Barbara Design and Build

(Proposal to install a larger window and a new sliding glass door near the southwestern corner of a one-story, single-family residence in the Hillside Design District. The proposal includes the replacement of all other windows, the demolition of the existing fireplace, construction of a new fireplace and chimney at the south wall, and a reconfiguration of the interior space. No new square footage is proposed.)

(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.

NEW ITEM**D. 3322 CALLE NOGUERA****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-245-008
Application Number: MST2015-00058
Owner: Eric Fields
Applicant: Elise Fields

(Proposal to construct 65 linear feet of redwood fencing, varying in height from 3.5 feet to 5 feet, and located in the front yard.)

(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.