

SFDB MINUTES  
December 15, 2014

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1912 MISSION RIDGE RD A-1 Zone

(6:40) Assessor's Parcel Number: 019-083-021 Application Number: MST2014-00585

Owner: Craig and Jane Morrison

Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,146 square foot one-story, single-family residence with an attached 658 square foot garage. The proposal includes the conversion of 125 square feet of the garage into habitable space, a new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio.)

**(Project Design Approval is requested.)**

Actual time: 6:54 p.m.

Present: Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 7:07 p.m.

- 1) Patrick McKenna, a neighbor at 1929 East Las Tunas Road, expressed concerns regarding privacy and the height of the hedges.
- 2) Jo Saxon expressed concerns regarding view corridors.
- 3) Roger Bacon expressed concerns regarding the scale of the second story and the issue around the tree trimming.
- 4) Ken Sterling expressed concern for the location of solar panels and suggested that story poles be erected.
- 5) Randy Mudge expressed concerns regarding a lack of information regarding topography, the solar panels, impacts on privacy, light trespass, site plans and sections showing adjacent impacted properties, the board's ability to make NPO findings given the lack of information, and the historic nature of the adjacent home.
- 6) Cathy O'Neill expressed concerns regarding privacy and view corridors.
- 7) Tiffany Dore expressed concerns regarding view corridors.
- 8) Aaron Foreman suggested story poles be erected and that view corridors be taken into consideration.

Letters from John and Nan Bedford, Bob and Pat Former, Roger and Stephanie Bacon, and Aaron Foreman were acknowledged.

Public comment closed at 7:27 p.m.

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

- 1) The Board supports the style and quality of architecture.
- 2) The Board finds the second story acceptable.
- 3) Erect Standard Level story poles.

Action: Miller/Woolery, 6/0/0. Motion carried.

**SFDB MINUTES  
January 26, 2015**

**PROJECT DESIGN REVIEW**

**1. 1912 MISSION RIDGE RD A-1 Zone**

**(3:20)** Assessor's Parcel Number: 019-083-021  
Application Number: MST2014-00585  
Owner: Craig and Morrison  
Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,146 square foot one-story, single-family residence with an attached 658 square foot garage. The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and a new driveway and pedestrian gate. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio. This project will address violations identified in Zoning Information Report No. ZIR2014-00157.)

**(Project Design Approval is requested. Project was last reviewed on December 15, 2014.)**

Actual time: 3:20 p.m.

Present: Anna Lehr, Applicant; Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 3:26 p.m.

- 1) Christopher Price, a representative for Roger and Stephanie Bacon, expressed concerns regarding the design and orientation of the second-floor addition and its impact on views and privacy. He requested the applicant consider an alternate design that would be more consistent with the guidelines. To mitigate privacy issues from the second-floor addition, he suggested that awnings or frosted materials be used. He also noted that the neighbor to the south of the project has a deed restriction prohibiting a second story and is researching the matter to see if the subject parcel has a similar condition.
- 2) Lalle Brutoco, a neighbor at 1920 Mission Ridge Road, expressed concerns regarding loss of privacy in her rear yard and visual impacts due to the second story. She would like to see the home better integrated with the neighborhood in a way that does not adversely affect her property value.

Public comment closed at 3:30 p.m.

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 and continued indefinitely to the Full Board with comments:

- 1) Study removing the bathroom window or utilizing frosted materials.
- 2) Consider removing the balcony on the west elevation above the garage.
- 3) The Board finds that the size, bulk, and scale is consistent and compatible to the neighborhood, the quality of architecture and materials is superior, and the project complies with the good neighbor guidelines.

Action: James/Pierce, 3/3/0. Motion failed. (Miller/Woolery/Bernstein opposed).

**Substitute 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) Study removing the bathroom window or utilizing frosted materials.
- 2) Remove the balcony on the west elevation above the garage.
- 3) The size, bulk, and scale are consistent and compatible to the neighborhood, the quality of architecture and materials is superior, and the project complies with the Good Neighbor Guidelines.

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

The ten-day appeal period was announced.

