



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Tuesday, September 2, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

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

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

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 GABRIELE COOK, Interim Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Lisa James and Fred Sweeney**
Staff present: **David Eng, Planning Technician**

REVIEW AFTER FINAL

A. 16 RUBIO RD E-1 Zone
 Assessor's Parcel Number: 029-342-003
 Application Number: MST2013-00079
 Architect: Tom Ochsner
 Owner: Jim Knecht

(Proposal for a remodel, conversion and additions to existing under-story storage space into habitable space to an existing, 2,022 square foot, single-family residence with an attached two-car garage. The proposal results in an 18 square foot, first level addition and a new 252 square foot, habitable basement. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposed total of 2,292 square feet, located on a 9,932 square foot lot in the Hillside Design District, is 63% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing review for requested zoning modifications.)

(Review After Final is requested to revise the guardrail to cable railing.)

Approval of Review after Final as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022
Application Number: MST2014-00223
Agent: Jessica Harlin
Owner: Doll Family Trust

(Proposal for a 16 x 68 foot infinity lap pool with associated retaining walls, equipment, and fencing in the rear yard of single-family residence in the Hillside Design District. The proposal also includes a six foot tall privacy wall, patio, landscaping, fire pit, and 238.5 cubic yards of grading, of which 175.5 will be exported off-site. This project requires Staff Hearing review for requested zoning modifications.)

(Project Design Approval and Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project must comply with Staff Hearing Resolution No. 024-14.)

Project was continued indefinitely to the Full Board.

CONTINUED ITEM**C. 325 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-002
Application Number: MST2014-00364
Owner: Steve Tepper

(Proposal to replace the flat roof of an existing 1,602 square foot house with a new gabled roof with attic space and for exterior alterations including legalizing an "as-built" patio cover and an "as-built" six foot high rear wall and abating violations outlined in ZIR95-00746. The total of 1,602 square feet of development on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 62% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing review for a requested zoning modification.)

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

Project was continued indefinitely to the Staff Hearing Officer to return to Consent Calendar with the following comments:

- 1) The modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.