



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 30, 2015

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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

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

Representatives present: **Lisa James and Brian Miller**

Staff present: **David Eng, Planning Tech**

FINAL REVIEW

A. 1118 INDIO MUERTO ST

R-3 Zone

Assessor's Parcel Number: 017-291-003
Application Number: MST2014-00283
Owner: Edward St George Revocable Trust
Applicant: Laura Weinstein
Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street, to be reviewed concurrently by the Architectural Board of Review.)

(Final Approval is requested.)

Final Approval with condition:

1) The 6-foot tall metal fencing shall be wood to match the fencing on the southwestern property line.

CONTINUED ITEM**B. 1912 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-021
Application Number: MST2015-00133
Owner: Craig Morrison

(Proposal to construct a 39 square foot raised wooden platform with 8 foot tall redwood screening panels in the rear yard of an existing single-family residence in the Hillside Design District. The project includes relocation of an existing hot tub to the new platform and new utility connections and drainage.)

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

Public Comment:

Patrick McKenna, adjacent neighbor at 1929 E. Las Tunas Road, expressed concern regarding the installation of the pool during drought conditions.

Trevor Martinson, neighbor at 1849 Mission Ridge Road expressed concerns about the location of the proposed spa and impacts to neighbors.

Roger Bacon, adjacent neighbor at 1901 E. Las Tunas Road spoke in opposition to the project, citing privacy issues, inconsistency with the Design Guidelines, and the questionable accuracy of the information presented.

Continued one week to Full Board.

NEW ITEM**C. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
Application Number: MST2015-00125
Owner: Jeffrey Jones
Applicant: Don Gragg
Architect: Michelle Lang

(Proposal for partial demolition and reconstruction of an existing detached accessory building which was destroyed in the Tea Fire. The original building was approximately 900 square feet and located partially within the interior setback. The proposed new building will be 500 square feet and located completely outside of the interior setback. The primary 3,168 square foot residence was approved in 2012 and is currently under construction. The total onsite development of 3,668 square feet, located on a 3.65 acre lot in the Hillside Design District, is 57% of the guideline maximum floor-to-lot area ratio (FAR).)

(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.