

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 14, 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
LOSEDII MOTICHA

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: Joseph Moticha and Denise Woolery

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

REVIEW AFTER FINAL

A. 1123 MANITOU RD R-1 Zone

Assessor's Parcel Number: 041-010-035 Application Number: MST2013-00197 Owner: Brad Vernon Architect: Jason Grant

(Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

(Review After Final is requested to omit a fireplace chimney, install a standing seam metal roof in place of asphalt shingle on portions of the house, install hardi-siding in place of hardi-shake, replace cable railing with tubular steel railing, revise French doors, omit a window at the master bath and relocate French doors at the master bath, and relocate the fireplace in the living room.)

Approval of Review After Final as submitted with comment:

1) Review After Final includes a revised landscape plan that includes substitution of lawn area with mulch and gravel, substitution of dymondia with decorative gravel, and additional succulents.

E-1 Zone

NEW ITEM

B. 498 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-150-003
Application Number: MST2015-00445
Owner: Farrokh A. Ashtiani
Applicant: Action Roofing

(Proposal to replace the existing red composition shingle roof on an existing single-family residence in the Hillside Design District to a standing seam copper roof.)

(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 with comments:

- 1) The proposed copper finish will dull with time.
- 2) The roof is not highly visible from neighboring properties.
- 3) The material is suitable for the high fire hazard area.

NEW ITEM

C. 1913 MISSION RIDGE RD

Assessor's Parcel Number: 019-170-006 Application Number: MST2015-00462

Owner: Evelyn Bright Living Trust Applicant: Harrison Design Associates

(Proposal for exterior alterations to an existing two-story single-family residence in the Hillside Design District. The project includes the partial enclosure of the front entry cover, new roofing Cedarlite roof shingles, replacement of doors and windows, removal of existing wood siding to be replaced with a plaster finish, new fascia board, new copper gutters and downspouts, new dormer vents and spire, and new wood shutters.)

(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.