

# SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, February 8, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:03 A.M.

**BOARD MEMBERS:** Fred Sweeney. *Chair* 

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN

LISA JAMES

JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor

DAVID ENG, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: Jaime Pierce and Fred Sweeney.

Staff present: David Eng.

## **REVIEW AFTER FINAL**

A. 3635 CAMPANIL DR A-1 Zone

Assessor's Parcel Number: 047-101-002 Application Number: MST2014-00158

Owner: Philip Palumbo & Loyce Clark

Architect: Brett Ettinger

Contractor: Bennett Construction & Development

(Proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 406 square foot square storage room to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio [FAR]).

(Review After Final is requested to relocate an electrical meter and panel near the front lot line, and to screen it with vegetation and decorative doors.)

Motion: Approval of Review After Final with the condition to show a 2' x 2' colored concrete

landing or stepping stones in front of the electrical panel, to match other approved

concrete paving on site.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

### **NEW ITEM**

#### B. 1733 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-090-016
Application Number: MST2016-00038
Owner: George Wood
Architect: Peter Becker
Applicant: Terry Holt

(Proposal for a 278 square foot first-floor addition to an existing 3,425 square foot, two-story, single-family residence with an attached 409 square foot, two-car garage and 42 square foot storage closet. The proposal includes a new 6-foot tall driveway gate. The proposed total of 4,154 square feet on a 26,739 square foot lot in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address a building violation in ZIR2015-00571.)

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

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 Consent Review with comments:

- 1) Study the design of the driveway gate. The Board prefers a more transparent gate for this neighborhood.
- 2) Provide a color and materials board and construction details for Final Approval.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

## **NEW ITEM**

#### C. 1246 W MICHELTORENA ST

A-1 Zone

Assessor's Parcel Number: 041-120-040
Application Number: MST2016-00036
Owner: Ellen T. Knill
Designer: Mark Morando

(Proposal to demolish and remove access to 849 square feet of unpermitted habitable area in the crawl space of an existing 3,851 square foot single-family residence in the Hillside Design District. The project includes permitting an "as-built" barbecue and counter and outdoor fireplace, and removal of a portable spa and associated utilities. No exterior alterations are proposed to the existing single-family residence and attached garage are proposed. This project will address violations in Enforcement Case ENF2014-01040 and Zoning Information Report ZIR2014-00474.)

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

Motion: 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 the condition to provide a complete site plan,

note colors, and materials on the plans.

Action: Pierce/Sweeney, 2/0/0. Motion carried.