



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 21, 2016

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.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](http://www.SantaBarbaraCA.gov)**

Representatives present: Fred Sweeney and Jaime Pierce.

Staff present: David Eng.

### **FINAL REVIEW**

**A. 1568 LAS CANOAS RD**

**A-1 Zone**

Assessor's Parcel Number: 021-082-032  
Application Number: MST2015-00517  
Owner: Matthew J. Boeddeker  
Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio [FAR].)

**(Final Approval is requested.)**

**Motion: Final Approval as submitted.**

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

**FINAL REVIEW****B. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046  
Application Number: MST2015-00332  
Owner: Marshall & Turner  
Architect: The Cearnal Collective LLC

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final Approval is requested.)**

**Motion: Final Approval as submitted.**

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

**FINAL REVIEW****C. 2118 MOUNT CALVARY RD****A-1 Zone**

Assessor's Parcel Number: 021-081-002  
Application Number: MST2015-00535  
Owner: Ornella Faccin  
Applicant: Diana Kelly  
Designer: Becker Studios, Inc.

(Proposal to remodel the existing 4,442 square foot, one-story, single-family residence including an attached 453 square foot accessory structure, and a detached 625 square foot two-car carport. The proposal involves demolition of a 150 square foot unpermitted sunroom, the demolition of the existing detached carport, and construction of a new 687 square foot detached three-car garage and new open trash enclosure at the rear of the garage. The project also includes draining and decking over the existing pool and spa in the rear yard. The proposed total of 5,583 square feet on a 2.17 acre lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal will address all violations identified in Zoning Information Report ZIR2015-00376.)

**(Final Approval is requested.)**

**Motion: Final Approval as submitted.**

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

**FINAL REVIEW****D. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-030  
 Application Number: MST2015-00580  
 Owner: Peter Hirth, Trustee  
 Applicant: Windward Engineering  
 Designer: Barefoot Designs

(Proposal for 301 square foot of lower-level additions and for 956 square feet of main/upper-level additions to an existing 1,142 square foot, one-story single-family residence with an attached 239 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new attached 440 square foot, two-car garage at the lower level, along with a new driveway and turnaround. The project includes new three-foot high retaining walls and a new six-foot high wood fence. The proposed total of 2,839 square feet on an 11,771 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal review. This project will address violations in Zoning Information Report ZIR2015-00382.)

**(Final Approval is requested.)**

**Motion: Final Approval with conditions:**

- 1) Show exterior lighting on elevations and provide a cut sheet on plans.

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

**PROJECT DESIGN AND FINAL REVIEW****E. 841 DE LA GUERRA TERR****E-1 Zone**

Assessor's Parcel Number: 031-071-011  
 Application Number: MST2015-00544  
 Owner: Vijay Sharma  
 Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

**(Project Design Approval and Final Approval are requested.)**

**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 condition and continued indefinitely to Consent Review with comments:**

- 1) The Board finds the proposed exterior staircase acceptable.
- 2) Show exterior step lighting.
- 3) Provide a landscape plan and provide photos of existing landscape conditions.
- 4) Call out the colors and details of balcony posts and railing.

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

**NEW ITEM****F. 101 JUANA MARIA AVE****R-2 Zone**

Assessor's Parcel Number: 017-091-010  
Application Number: MST2016-00095  
Owner: John & Sally Picciuto, Living Trust  
Applicant: Kayla Picciuto

(Proposal to permit "as-built" redwood fences ranging from 3'-6" to 6' tall in the front yards of an existing single-family residence on a corner lot. Zoning and Public Works review are required for the fences to exceed the 3'-6" height limitation within 10' of a front property line, at a street corner, and within the visibility triangle adjacent to the driveway. This project will abate a violation identified in enforcement case ENF2015-00853.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**

**Motion: Continued one week to Consent Review with comments:**

- 1) The Board can consider approval of the "as-built" fences at the proposed heights and configuration if the fences are painted to match the house.
- 2) Provide a color board for the house and fence.

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

**\*\* CONSENT REVIEW ADJOURNED AT 11:46 P.M. \*\***