



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, June 6, 2016**

**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:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KATIE MAMULSKI, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: **Joseph Moticha and Lisa James.**

Staff present: Katie Mamulski.

### FINAL REVIEW

**A. 1212 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-050-012  
Application Number: MST2015-00367  
Owner: Douglas Carman  
Designer: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for alterations to the covered entry, window and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 008-16. Project was last reviewed on March 21, 2016.)**

**Motion: Final Approval as submitted.**  
Action: Moticha/James, 2/0/0. Motion carried.

**NEW ITEM****B. 1123 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-282-007  
Application Number: MST2016-00194  
Owner: Sasha Ablitt Living Trust  
Architect: Warner Young

(Proposal to remove the existing deck and stairs and reconstruct and enlarge the deck by 171 square feet that will be located approximately 17 feet from the front property line and to construct new stair from deck to front yard below approximately 7 feet from the west interior property line. Two setback modifications are required for frontage on Garcia; 1 interior setback for the stairs and 1 front setback modification for the deck. The existing unpermitted patio cover in the setback is proposed to be removed. The project will also include abatement of violations outlined in ZIR2009-00339. The proposed total of 171 square feet on a 10,996 square foot lot in the Hillside Design District is 5% of the maximum allowable floor-to-lot area ratio [FAR].)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)**

**Motion: Continued indefinitely to Staff Hearing Officer with positive comments.**

Action: Moticha/James, 2/0/0. Motion carried.

**NEW ITEM****C. 150 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-005  
Application Number: MST2016-00206  
Owner: John Kruger  
Owner: Christine Doyle

(Proposal to enclose existing carport, interior remodel and minor addition to kitchen and dining, interior remodel of master suite and bedroom bath, conversion of utility shed to laundry, new windows and doors, outdoor BBQ area and permit deck cover per ZIR2014-00249. The proposed total of 1,710 square feet on 11,657 square foot lot in the Hillside Design District is under the 85% max FAR.)

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

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Moticha/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****D. 116 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-018  
Application Number: MST2016-00207  
Owner: John & Michelle Schock Family Trust  
Applicant: Wayne Ward

(Proposal to remove unpermitted rear decks and construct a new 1,321 square foot rear deck for an existing one-story single family residence. The proposed total of 1,321 square feet on a .65 acre lot in the Hillside Design District is 28% of the maximum allowable floor-to-lot area ratio [FAR].)

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

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Moticha/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****E. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009  
Application Number: MST2016-00212  
Architect: Andrew Roteman  
Owner: Leon F. and Joyce M. Lunt  
Owner: Leon F. and Joyce M. Lunt

(Proposal for changes to an existing approved landscape plan to include the removal of three trees, hardscape changes and to omit four trees from the approved landscape plan. The project is located in the Appealable Jurisdiction of the Coastal Zone.)

**(Review After Final of changes to previously approved project for a revised landscape plan.)**

**Motion: Continued one week to Full Board.**

Action: Moticha/James, 2/0/0. Motion carried.