



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 13, 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
- KATIE MAMULSKI, Planning Technician
- KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

- Representatives present: Denise Woolery and Joe Moticha.
- Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 25 VIA ALICIA E-1 Zone

- Assessor's Parcel Number: 015-311-006
- Application Number: MST2014-00111
- Architect: Wade Davis Design
- Owner: Yeoman Trust

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck at this two-story residence with attached two-car garage. The project includes a minor interior remodel. Portions of the additions and the entry deck encroach into the front yard setback. The proposed total of 3,063 square feet on a 16,802 square foot lot in the Hillside Design District is 70% of the guideline maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Review After Final is requested is requested to decrease the size of entry deck, change a portion of the cable rail to plaster wall, revise entry site walls, additional light fixtures and structural revisions/upgrades to existing entry walkway.)

- Motion: Final Approval as submitted of Review After Final.**
- Action: Woolery/Moticha, 2/0/0. Motion carried.

FINAL REVIEW**B. 3039 HERMOSA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-001
 Application Number: MST2014-00607
 Owner: Bryan C. Kenney, Living Trust
 Designer: Tony Xiques

(This is a revised proposal for a 130 square foot first-floor and 188 square foot second-floor addition to an existing 1,714 square foot, two-story single-family residence with an attached 436 square foot two-car garage. The proposed total of 2,468 square feet, located on an 8,250 square foot lot, is 76% of the maximum allowable floor-to-lot area ratio (FAR). This revised project is a 477 square foot reduction from the last proposal of 2,945 square feet and 91% FAR.)

(Final Approval is requested. Project was last reviewed on February 8, 2016.)

Motion: Final Approval as submitted with comments regarding landscape.

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

REVIEW AFTER FINAL**C. 855 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-038
 Application Number: MST2015-00200
 Owner: Stephen & Judith Bay, Living Trust
 Applicant: Bill Chappell
 Designer: Alida Aldrich

(This is a revised project description. Proposal to construct a new 12' x 60' lap pool, exterior stairs, pergola and built in barbecue, and fencing at an existing single-family residence on a .69 acre lot in the Hillside Design District. The project includes alterations to an existing "as-built" deck, wall, and columns, 100 cubic yards of grading to be balanced on site, and additional landscaping and site paving. Staff Hearing Officer review is requested to allow a portion of the deck to encroach into the required interior setback.)

(Comments only; Continuance to Staff Hearing Officer is requested for a modification to allow "as-built" deck in required interior setback.)

Staff received a public comment in opposition from Virginia R. Basiago, and received a public comment in support from Thomas and Mary Martinelli.

Motion: Continued indefinitely to Staff Hearing Officer with the positive comment that the Board found the proposed interior setback modification for the east property line aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

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

REVIEW AFTER FINAL**D. 969 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-253-019
Application Number: MST2015-00393
Owner: Crissman Trust
Applicant: Patrick Marr

(Proposal for a 290 square foot first-floor addition, a 576 square foot second-story addition, a 48 square foot second-floor deck, a new entry deck and stairs, removal of an unpermitted shade structure and water heater, and interior remodel of an existing 1,262 square foot single-family residence with an attached 384 square foot, two-car garage. The project includes removal of two interior posts in the garage. The proposed total of 2,512 square feet on an 8,134 square foot lot in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR). The proposal addresses violations associated with Zoning Information Report ZIR2014-00257. This project includes Staff Hearing Officer review for modifications for additions in the front setback and for conforming additions that change the basic characteristics of a dwelling that is non-conforming to two interior setbacks.)

(Review After Final is requested for window changes.)

Motion: Final Approval as submitted of Review After Final.

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

FINAL REVIEW**E. 1850 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-014
Application Number: MST2016-00148
Owner: Strong Family Trust
Architect: Pacific Architects

(Proposal for 197 square feet of lower-level additions to an existing two-story 2,917 square foot single family residence. The proposal includes an exterior façade remodel, new roofing material, replacement of doors and windows, interior remodel, conversion of 42 square feet of the existing garage to habitable area, and a new 368 upper-level lanai and covered porch. The proposed total of 3,116 square feet, located on a 27,615 square foot lot in the Hillside Design District, is 66% of the maximum allowable guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on April 25, 2016.)

Motion: Final Approval as submitted.

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

NEW ITEM**F. 105 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-151-005
Application Number: MST2016-00222
Owner: Donald Thomas Trust
Architect: Native Son Design Studio

(Proposal for alterations to an existing two-story single-family dwelling including a remodel of the bathroom and laundry room, window replacement, deck and railing replacement, HVAC replacement and new exterior sink. Also requested is approval of the as-built replacement of the garage doors and replacement of the stone chimney veneer with stucco.)

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

Motion: Project Design Approval and Final Approval as submitted 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.

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

NEW ITEM**G. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020
Application Number: MST2016-00223
Owner: Jimeno, LLC
Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

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

Motion: Continued indefinitely to Consent Review.

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