



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, June 20, 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  
DAVID ENG, Planning Technician  
KATHLEEN GOO, Commission Secretary

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

Representatives present: Denise Woolery and Joe Moticha.

Staff present: David Eng.

### FINAL REVIEW

**A. 116 VIA DEL CIELO**

**E-1 Zone**

Assessor's Parcel Number: 035-050-046  
Application Number: MST2016-00100  
Owner: Daniel Davy O'Dowd and Amy Chu-Hua Chang  
Architect: Peter Becker

(Proposal for 313 square feet of additions to an existing three-level, 3,703 square foot single-family residence with an attached 510 square foot two-car garage. The additions comprise the enclosure of an existing covered patio on the upper level, the creation of new habitable area within the crawlspace at the lower level, and a reconfiguration of interior spaces. The proposal includes a new motorized 6 foot tall driveway gate, and refurbishment of decks and railings. The proposed total of 4,526 square feet of development on a 37,026 square foot lot in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio.)

**(Final Approval is requested for refinement of window design and revised basement bath layout.)**

**Motion: Final Approval with the condition for the Applicant to comply with Tier 2 Storm Water Management Plan (SWMP) requirements.**

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

**NEW ITEM****B. 1681 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-006  
Application Number: MST2016-00161  
Owner: Dempsey Living Trust  
Applicant: Mark Armstrong

(Proposal for an exemption for two uncovered parking spaces at an existing two-story, 2,494 square foot single-family residence with an 831 square foot garage and storage area and 586 square foot detached accessory building. The proposal includes permitting the "as-built" conversion of the 831 square foot garage and storage area into habitable space, the relocation of an air conditioning unit, removal of plumbing connections to an outdoor tub and shower, and a new on-demand water heater. The project includes interior work, including relocated laundry hookups, a new circular staircase and removal of food preparation amenities in the permitted accessory building. The proposed total of 3,911 square feet on a 2.19 acre lot in the Hillside Design District is 69% of the guideline maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Enforcement Case ENF2015-00811 and Zoning Information Report ZIR2015-00457.)

**(Action may be taken if sufficient information is provided. A Parking Exemption is requested.)**

**Motion: Project Design 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****C. 125 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-061-022  
Application Number: MST2016-00227  
Owner: Berry Family Trust  
Applicant: Roxana Bonderson

(Proposal for "as-built" site work and approximately 231 lineal feet of new retaining walls along west slope of 6 acre property in the Hillside Design District. The "as-built" 0"-48" high max structural Allan-Block walls were installed to replace failing wooden tie retaining walls lost in the 2008 Tea Fire.)

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

**Motion: Project Design 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: Moticha/Woolery, 2/0/0. Motion carried.