



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 12, 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
 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: Brian Miller and Lisa James (with the exception of Item G, 1554 Alameda Padre Serra, reviewed by Joe Moticha).

Staff present: Katie Mamulski.

REFERRED BY FULL BOARD

A. 941 MEDIO RD E-1 Zone

Assessor's Parcel Number: 029-321-016
 Application Number: MST2015-00344
 Architect: Anders Troedsson
 Owner: Robert and Grace Gulock, Revocable Trust

(This is a revised project description. Proposal to demolish 16 square feet of the existing 1,215 square foot single-family residence, 62 square foot detached shed, existing trellis and existing 331 square foot detached garage. The proposal includes changing the location of the main dwelling entry from Medio Road to Ferrelo Road, roof alterations, window and door alterations. A 1,278 square foot addition to the existing residence, a 208 square foot addition to the existing basement, and a new 419 square foot attached two-car garage is also proposed. A new CMU pool equipment enclosure, condenser units, CMU retaining walls, fencing, a trash enclosure, and swimming pool with a pool deck are proposed as well. Approximately 244 cubic yards of cut and fill grading outside of the building footprint are proposed and a historic sandstone cap and pier wall on the property will be restored. The project will address violations identified in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet of development on a 10,690 square foot lot in the Hillside Design District is 83% of the required guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow a fence and wall to exceed three and a half feet in height within 10 feet of the front lot line. Staff Hearing Officer review is requested for zoning modifications for additions and alterations to the dwelling, for the garage, swimming pool and pool equipment within required front setbacks.)

(Review of Final Approval conditions is requested.)

Final Approval of Review After Final submitted Final Conditions.

FINAL REVIEW**B. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006
Application Number: MST2015-00426
Owner: Gott Family Trust
Designer: Don Swann

(Proposal for a new circular driveway including extending the asphalt paving to the existing driveway and new landscaping in the front yard and in the public right-of-way of an existing single-family residence in the non-appealable jurisdiction of the Coastal Zone. The project includes Staff Hearing Officer review for one uncovered parking space within the required front setback.)

(Project Design Approval and Final Approval are requested; Project was last reviewed September 21, 2015; Modification to allow parking and loading in the front setback was approved by City Council on appeal on July 26, 2016.)

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, and with the condition to remove the Carissa in the parkway and replace it with either gravel or mulch material.

The ten-day appeal period was announced.

CONTINUED ITEM**C. 38 SANTA YNEZ ST****R-2 Zone**

Assessor's Parcel Number: 015-241-002
Application Number: MST2016-00300
Owner: Ikhlas Akraa
Applicant: Ghazwan Akraa

(Proposal for a remodel to an existing two-story single family residence. Project includes new garage doors and replacement and enlargement of windows on second floor. Also proposed is a new concrete walkway, installation of a metal guardrail extension along existing deck wood guardrail, hedge trimming in the front yard and a stair relocation. A Modification was approved on April 24, 1985 to allow an encroachment into the front setback and a reduction in the required open yard area.)

(Action may be taken if sufficient information is provided; Project was last reviewed August 22, 2016.)

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.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**D. 310 ARGONNE CIRCLE****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-273-001
Application Number: MST2016-00308
Owner: Geoff Richardson
Architect: Tom Henson

(Proposal for a 13 square foot first-floor addition and a 55 square foot second-floor bathroom addition to an existing 2,080 square foot, two-story single family residence with an attached 425 square foot two-car garage. Also proposed is an interior remodel of 513 square feet, relocation of the front door and three new windows. The proposed total of 2,573 square feet on a 7,059 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for two new windows, a transom above the door and a new door replacing a window in the family room.)

Final Approval of Review After Final as submitted.

NEW ITEM**E. 1208 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-014
Application Number: MST2016-00395
Owner: Trygve Sahar Harris, Family Trust
Applicant: Mark Morando

(Proposal to reduce the height of the second floor master deck's east guardrail to 46-inches. The first 6 feet, 6-inches are to remain at 69½-inches in height. Also proposed is the removal of the front 6-foot, 9-inch stucco entry walls blocking the view of the front door and adding a 35-inch wrought iron gate to access the front patio. Removal of a washer and dryer is also included in the scope of work. The scope of work is located in the appealable jurisdiction of the Coastal Zone and qualifies for a No-Paperwork Exemption.)

(Action may be taken if sufficient information is provided; Project received a Coastal No Paperwork Exemption.)

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.

The ten-day appeal period was announced.

NEW ITEM**F. 1605 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-193-004
Application Number: MST2016-00400
Owner: Dara Barker
Agent: Diana Kelly

(Proposal for a remodel to an existing single family residence including new clay tile roof materials, windows, juliette balconies and new french doors. The proposed total of 1,882 square feet on a 10,435 square foot lot located in the Hillside Design District is 50% of the maximum allowable floor to-lot-area ratio (FAR).)

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

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.

The ten-day appeal period was announced.

NEW ITEM**G. 1554 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-011
Application Number: MST2016-00406
Owner: Fred J. Krupica
Designer: Jill Horton

(Proposal for a 66 square foot addition to the second floor of an existing single family residence. Also proposed is an interior remodel of approximately 200 square feet. The proposed total of 4,239 square feet on a 14,046 square foot lot located in the Hillside Design District is 100% of the maximum allowable floor to-lot-area ratio (FAR).)

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

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.

The ten-day appeal period was announced.

< *End Mins.* >