



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, June 8, 2015**

**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:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, Commission Secretary

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

Representatives present: **Fred Sweeney and Jaime Pierce**

Staff present: **David Eng, Planning Tech**

### **REVIEW AFTER FINAL**

**A. 3250 BRAEMAR DR**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-049  
Application Number: MST2004-00490  
Owner: David and Kristin Young  
Applicant: David Young  
Architect: Pacific Architects  
Contractor: Young Construction

(Proposal to construct a new two-story 4,348 square foot single family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development permit is required as this is a demo/rebuild of a single family residence located in the Hillside Design District (the existing 1,900 square foot single family residence and garage are being demolished under a separate building permit).)

**(Review After Final is requested to eliminate the built-in barbecue, cupola, and dormer window at the master bedroom. Changes also include the addition of an outdoor wet bar, revised site water detention areas, substitution of pavers with concrete in the driveway, a new skylight to the lanai, and a new concrete slab on grade patio.)**

**Review After Final as submitted.**

**FINAL REVIEW****B. 2138 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-024  
Application Number: MST2015-00236  
Owner: Gilbert R. Johnson  
Applicant: Joe Steuer

(Proposal for 366 square feet of single-story "as-built" additions and the "as-built" conversion of an existing 431 square foot, attached, two-car garage into habitable space at an existing 833 square foot, one-story, single-family residence. The proposal includes two new uncovered parking spaces, an interior remodel, and the removal of storage sheds out of the required setbacks. 180 square feet of these storage sheds will be relocated elsewhere on the site. The proposed total of 1,810 square feet of development (including sheds) on a 15,981 square foot lot is 42 of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00779 and enforcement case ENF2013-00779.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**CONTINUED ITEM****C. 3741 SAN REMO DR****R-2/SD-2 Zone**

Assessor's Parcel Number: 053-222-001  
Application Number: MST2015-00218  
Owner: Jonathan Bell

(Proposal to install a 7.5-foot high redwood fence along 41 linear feet of the front property line of an existing single-family residence. An administrative fence height exception is requested for a fence height exceeding 3.5 feet within 10 feet of a front lot line.)

**(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 is required for consistency with neighborhood character in order for administrative staff exception to be granted.)**

**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 with comments:**

- 1) The fence is aesthetically appropriate and does not pose consistency issues with the design guidelines.

**NEW ITEM****D. 25 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-031-026  
 Application Number: MST2015-00262  
 Owner: Vanowen Holdings, LLC  
 Architect: Jose Luis Esparza

(Proposal to add 186 square feet of main and lower floor additions to an existing 6809 square foot, two level, single family residence. The proposal includes reconstructing an existing 961 square foot elevated deck on the main level with an additional 587 square feet. The project includes the replacement of doors and windows of the same size in existing locations, and interior work that includes the demolition of a 370 square foot loft, new internal stairs, and remodel. The proposed total of 6,623 on a 2 acre lot in the Hillside Design District is 120% of the guideline maximum floor-to-lot area ratio and will result in a net reduction of 184 square feet to the residence.)

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

**Continued one week to Full Board.**

**NEW ITEM****E. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006  
 Application Number: MST2015-00263  
 Owner: Gott Family Trust  
 Designer: Don Swann

(Proposal to construct a new 262 square foot, upper level, covered wood deck at the rear of an existing 1,513 square foot single family residence.)

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

**Continued one week to Consent with comment:**

1) Relocate the proposed deck to be at least 14 feet from the property line.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****F. 1314 HILLCREST RD****A-1 Zone**

Assessor's Parcel Number: 019-111-005  
 Application Number: MST2015-00254  
 Owner: Kimbrough Living Trust  
 Applicant: Russ Banko  
 Owner: David Kimbrough  
 Engineer: Perkins Engineering

(Proposal to convert an existing 471 square foot, attached two-car garage into habitable space and construct a 108 square foot addition and new 400 square foot , attached two-car garage at an existing 2,435 square foot, one-story, single-family residence. The project includes replacement of some concrete paving. The proposed total of 2,943 square feet on a 23,087 square foot lot in the Hillside Design District is 63% of the guideline floor-to-lot area ratio (FAR).)

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

**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 and continued one week to Consent with comments:**

- 1) Show the venting on the roof.
- 2) Provide a color and materials board.
- 3) Provide an alternative to the glass garage doors.