



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 3, 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

Representatives present: **Fred Sweeney and Denise Woolery**
Staff present: **David Eng, Planning Tech**

FINAL REVIEW

A. 830 CALLE CORTITA E-1 Zone
Assessor's Parcel Number: 041-183-007
Application Number: MST2015-00228
Owner: James E. Parson and Sharon D. Vizino
Architect: Kirk Gradin

(Proposal to legalize the "as-built" conversion of the existing 351 square foot, one-car garage into detached accessory habitable space, and construct a new attached one-car carport. The proposal will address violations identified under the enforcement case ENF2014-00641, which includes the removal of the "as-built" kitchen, and relocation of the storage cabinets and trash enclosure to comply with required interior setbacks. The proposed total of 2,530 square feet of development on a 58,727 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted with conditions:

- 1) Label color and finish details on plans.

NEW ITEM**B. 1270 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 035-320-015
Application Number: MST2015-00378
Owner: Heather Brophy
Applicant: Myles Steimle

(Proposal for a new 470 square foot pool and pool equipment at the rear of an existing one-story, single-family residence on a 13,160 square foot lot in the Hillside Design District.)

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

Continued indefinitely to Consent with comments:

- 1) Clarify the how the pool equipment will be enclosed.
- 2) Provide landscaping details for the area around the pool.

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

Assessor's Parcel Number: 019-262-005
Application Number: MST2014-00549
Owner: Raymond W. Jewell, Trustee
Architect: Chris Cottrell

(Proposal for 155 square feet of first-floor additions to an existing 1,139 square foot, one-story single family residence with an attached 499 square foot two-car carport, and 47 square foot utility shed. The project includes conversion of the carport to a 407 square foot two-car garage, conversion of the utility shed into habitable space, additions to the roof, new windows and doors, and a 62 square foot deck addition. It also includes removal of a failing retaining wall and construction of a new retaining wall with privacy fencing along the easterly property line. A portion of this retaining wall is located on an adjacent property at 140 Loma Media Rd. The proposed total of 1,701 square feet of development on an 11,657 square foot lot in the Hillside Design District is 43% of the guideline maximum floor-to-lot area ratio (FAR). The project will address a zoning violation identified in the Zoning Information Report ZIR2014-00249 and includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the interior setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the requested modifications aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) The combined height of the retaining wall and fence along the easterly property line is acceptable and will provide for added privacy.