



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 5, 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: **Brian Miller and Lisa James**
Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 20 CAMINO VERDE **A-1 Zone**

Assessor's Parcel Number: 019-282-027
Application Number: MST2012-00283
Owner: Rory Rye and Jim Doub
Applicant: Jim Doub
Architect: Edwards - Pitman Architects

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final is requested for a new planters and 3' x 3' tile paving at the front entry, a new stucco block wall in place of a steel fence, new paving and landscaping at the pool area, entry, and exterior parking space.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 350 MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 019-012-023
Application Number: MST2015-00043
Owner: Ruth Engle
Applicant: Steve Willson

(Proposal for 637 gross square feet of one- and second-story additions to an existing 2,647 square foot, two-story single-family residence with an attached 480 square foot two-car garage. The proposed total of 3,284 square feet on a 1-acre lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**C. 1208 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-350-007
Application Number: MST2015-00479
Owner: Armstrong Family Trust

(Proposal to repair and add 56 square feet to an existing 182 square foot upper level deck with new cable railing. The "as-built" lower level deck and stairs will be removed and replaced with a new 86 square foot deck with wood railing. The proposal also includes minor repair work to remove and replace drywall. This project will also address violations identified in Zoning Information Report ZIR2002-00357.)

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

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.

NEW ITEM**D. 928 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-041
Application Number: MST2015-00482
Owner: McDermut Family
Designer: Sophie Calvin

(Proposal for 88 square foot of first floor additions to an existing one-story, 1,896 square foot single-family residence with a 455 square foot attached two-car garage and an attached 283 square foot one-car carport. The project includes a new decking and guardrails, exterior stairs, and electrical work. The proposed total of 2,722 square feet on a 32,386 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2000-00559.)

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

Project Design 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.

NEW ITEM**E. 1290 MOUNTAIN VIEW RD****E-1 Zone**

Assessor's Parcel Number: 035-021-014
Application Number: MST2015-00487
Owner: Cameron McColl
Architect: Amy Taylor

(Proposal for a total of 202 square feet of ground floor additions and a 939 square foot remodel to an existing 3,389 square foot, two-story, single family residence with an attached 453 square foot garage, and 135 square foot attached accessory building. The proposal includes: new and replaced exterior doors and windows, a total of 188 square feet of new upper level decks, new railings and corbels on the front covered decks, replacement and relocation of three uncovered parking spaces, relocating the FAU, a total of 248 cubic yards of site grading (177 cubic yards of cut and 71 cubic yards of fill) outside the building footprint, demolition of existing site and retaining walls, construction of new site and retaining walls, new driveway pillars and gate. The project also includes the relocation and reuse of existing site hardscape, new patio additions at the rear ground level, new spa in the rear yard, and compliance with required Tier 3 SWMP measures that include a new underground cistern and catchment basin. The proposed total of 3,591 square feet on a 29,685 square foot lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project must comply with Tier 3 SWMP prior to Final Approval.)

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 indefinitely to Consent.