



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 26, 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: **Lisa James and Brian Miller**
Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 100 E CONSTANCE AVE E-1 Zone
 Assessor's Parcel Number: 025-041-001
 Application Number: MST2014-00625
 Applicant: Diana Kelly
 Owner: Kenny Van Zant

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Review After Final is requested to raise the second floor roof height by 1', replace existing "Monier Life Tile" with new 2-piece mission clay tiles throughout, revise the second floor exterior door and window to the covered terrace to be one four-panel door, eliminate the previously proposed rear yard trellis, construct a new sunken firepit terrace, and install a new hot tub spa with pool decking around the existing pool.)

Continued indefinitely to Full Board with comment:
1) The Board supports the change in roof material to two-piece mission clay tile.

CONTINUED ITEM**B. 1645 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-092
Application Number: MST2015-00502
Owner: James W. Keller

(Proposal to permit "as-built" repairs and additions to an existing two-story single-family residence in the Hillside Design District. The "as-built" work includes repair and reconstruction of a storage room, deck, portions of the roof, retaining walls, and patio at the rear of the house. They also include the closing off of a wall at the side entry and relocation of a door, extension of roof eaves, a new outdoor shower, kitchen wall alterations, a fire pit in the rear patio, and exterior concrete steps.)

(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 indefinitely to Consent with comment:

- 1) Show compliance with Storm Water Management Program requirements.