



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, November 9, 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: **Lisa James and Brian Miller**  
Staff present: **David Eng, Planning Technician**

### **FINAL REVIEW**

**A. 611 HOLMCREST RD** **E-1 Zone**

Assessor's Parcel Number: 019-331-012  
Application Number: MST2015-00305  
Owner: Brett Slatkin  
Architect: Wade Davis Design

(This is a revised project description. Proposal to enclose a covered deck and permit an "as-built" closet at the lower floor to become 76 square feet of habitable area and to enclose a portion of a covered deck on the upper floor to become 27 square feet of habitable area. The project includes an 85 square foot upper floor addition. The additions and alterations will result in a total of 188 square feet of new additions to the existing 1,326 square foot, two-level residence with an attached one-car garage. The project also includes replacing an existing uncovered porch with a new 64 square foot front entry deck, new lower and upper floor deck extensions of 109 and 103 square feet, respectively, and new windows and doors. The proposed total of 1,514 square feet on a 5,629 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks. Violations listed in Zoning Information Report (ZIR2014-00366) will be addressed with this project.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 056-15.)**

**Final Approval with conditions:**

- 1) The Board finds the proposed ceanothus plants around the south elevation acceptable, subject to approval by the Fire Department for Defensible Space Requirements.
- 2) Provide 3-5 additional ceanothus plants interspersed within the proposed plants around the south elevation.

**FINAL REVIEW****B. 701 ISLAND VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-091-008  
Application Number: MST2015-00074  
Owner: Petersen Family Trust  
Applicant: Gregory Jenkins

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for zoning modifications to allow a conforming story-addition and a one-story addition with one new window in the required front setback and to allow a conforming two-story addition and alterations to the dwelling with three new windows in the required south interior setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 042-15.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 1721 GILLESPIE ST****R-2 Zone**

Assessor's Parcel Number: 043-174-008  
Application Number: MST2015-00534  
Owner: Cameron Clark  
Architect: Studio XYZ-DNA

(Proposal to demolish the existing second floor roof and raise plate to meet building code, and to construct a new roof with three dormers. The project includes centering the front door at lower level and removing the adjacent window, and installing new and relocated windows.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**NEW ITEM****D. 1502 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-014  
Application Number: MST2015-00542  
Owner: Todd H. Mesnik  
Contractor: Quality Roofing of S.B., Inc.

(Proposal to replace shake lite roofing with Boral Claylite "S" tile on an existing single-family residence in the Hillside Design District. 2-piece mission clay tile starter rows with booster tiles and mortar are proposed along the perimeter of the roof eaves. Additional booster tiles with mortar will be implemented on 10% of the roof field.)

**(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 with comment:**

1) The Board finds the application of "S" tile on this property acceptable.

**NEW ITEM****E. 841 DE LA GUERRA TERR****E-1 Zone**

Assessor's Parcel Number: 031-071-011  
Application Number: MST2015-00544  
Owner: Vijay Sharma  
Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

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

**Continued indefinitely to Consent with comments:**

- 1) Study the location and configuration of the exterior stairs.
- 2) Should the applicant pursue the project as submitted or with a spiral staircase alternative, this project will require Full Board review.

**NEW ITEM****F. 2118 MOUNT CALVARY RD****A-1 Zone**

Assessor's Parcel Number: 021-081-002  
Application Number: MST2015-00535  
Owner: Ornella Faccin  
Applicant: Diana Kelly  
Architect: Becker Studios, Inc.

(Proposal to remodel the existing 4,442 square foot, one-story, single-family residence including an attached 453 square foot accessory structure, and a detached 625 square foot two-car carport. The proposal involves demolition of a 150 square foot unpermitted sunroom, the demolition of the existing detached carport, and construction of a new 687 square foot detached three-car garage and new open trash enclosure at the rear of the garage. The project also includes draining and decking over the existing pool and spa in the rear yard. The proposed total of 5,583 square feet on a 2.17 acre lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal will address all violations identified in Zoning Information Report ZIR2015-00376.)

**(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.**

**FINAL REVIEW****G. 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 71 square feet of additions to an existing 2,365 square foot, 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. The proposed total of 2,435 square feet on a 7,060 square foot lot is 83% of the required maximum floor-to-lot area ratio [FAR].)

**(Final Approval is requested.)**

**Final Approval as submitted.**