

# SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 23, 2015 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.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 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: Lisa James and Brian Miller.

Staff present: David Eng, Planning Technician

# FINAL REVIEW

## A. 236 SALIDA DEL SOL E-3/SD-3 Zone

Assessor's Parcel Number: 045-122-006
Application Number: MST2015-00155
Owner: Wagner Family Trust
Designer: Blair Weymouth
Engineer: John Oeltman

Contractor: Creations by Callis, Inc.

(Proposal to construct 404 square feet of second-floor additions to an existing 1,978 square foot, one-story, single-family residence with an attached two-car garage. The proposed total of 2,565 square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 80% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2015-00130.)

#### (Final Approval is requested.)

**Motion:** Final Approval as submitted.

Action: James/Miller, 2/0/0. Motion carried.

# **NEW ITEM**

B. 522 PEREGRINA RD E-3/SD-2 Zone

Assessor's Parcel Number: 051-271-012
Application Number: MST2015-00553
Owner: Derek L. Pacheco
Architect: Hugh Twibell

(Proposal to permit the "as-built" 3-foot tall fence on top of a 2.5-foot retaining wall along the front property line for an existing single-family residence.)

(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 required for consistency with neighborhood character.)

Motion: 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 Board finds that the combined height of the wall and fence at the front lot line is aesthetically appropriate and does not pose consistency issues with the SFDB Design Guidelines.

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

# **NEW ITEM**

C. 1322 DOVER RD E-1 Zone

Assessor's Parcel Number: 019-103-009 Application Number: MST2015-00567 Owner: Levine Trust

(Proposal to replace the existing gray gravel roof with a new white PVC roof material located on a single-family residence located within the Hillside Design District.)

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

Motion: Continued indefinitely to staff for administrative approval with the following conditions:

- 1) Should the applicant pursue a white PVC roof, this project is referred to the Full Board.
- 2) Darker roof colors such as gray or tan are acceptable for administrative approval.

Action: James/Miller, 2/0/0. Motion carried.

#### NEW ITEM

D. 602 CALLE RINCONADA E-3/SD-2 Zone

Assessor's Parcel Number: 053-073-008 Application Number: MST2015-00574

Owner: Moharram Family Trust

Applicant: Diana Kelly

Architect: Becker Studios, Inc.

(Proposal for window alterations and removal of a fireplace and chimney stack at an existing two-story single-family residence.)

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

Motion: 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.

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

# **NEW ITEM – PUBLIC HEARING**

## E. 907 FELLOWSHIP RD E-1 Zone

Assessor's Parcel Number: 041-175-035
Application Number: MST2015-00552
Owner: Megan E. Stichter
Designer: Amy Von Protz

(Proposal for a 251 square foot second-story addition to an existing 1,960 square foot, two-story, single-family residence with a 400 square foot, detached two-car garage. The proposed total of 2,611 square feet on a 9,779 square foot lot in the Hillside Design District is 72% of the required maximum floor-to-lot area ratio (FAR).)

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

Motion: 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.

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

#### REVIEW AFTER FINAL – PUBLIC HEARING

# F. 758 JUANITA AVE

Assessor's Parcel Number: 035-073-010
Application Number: MST2013-00103
Owner: Hubbard Living Trust

Architect: Tony Xiques

(**This is a revised project description**: To construct a new 809 square foot first-floor addition and a 984 square foot second-floor addition to an existing 1,145 square foot, one-story, single-family residence with an attached 406 square foot two-car garage. The revised project will result in an increase of 326 square feet to the originally approved proposal. The proposed total of 3,344 square feet of development on a 13,242 square foot lot in the Hillside Design District is 81% of the required maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for an additional 326 square feet of additions to the first and second floors of the residence.)

Motion: Final Approval as submitted of Review After Final.

Action: James/Miller, 2/0/0. Motion carried.