



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, March 7, 2016**

**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:**

JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:**

ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):**

MIKE JORDAN

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor
- DAVID ENG, Planning Technician
- LETICIA I. MIGUEL, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: Joseph Moticha and Jaime Pierce.

Staff present: David Eng.

### **PROJECT DESIGN AND FINAL REVIEW**

**A. 866 PASEO FERRELO**

**E-1 Zone**

- Assessor's Parcel Number: 029-330-022
- Application Number: MST2015-00379
- Owner: Bettie Ravel Parks Trustees
- Agent: Trish Allen

(Proposal to permit an as-built 330 square foot upper-level deck attached along the front of the house and located within the front setback. The project proposes additional improvements within the front setback, consisting of replacement two windows with French doors on the front elevation, creating a new stone terrace at grade under the second-story deck, and installing decorative wrapped column treatments on the existing deck support posts. Staff Hearing Officer review is requested for a zoning modification to allow the as-built and proposed improvements to be located within the front setback. This project will address violations in enforcement case ENF2014-00992.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 070-15.)**

**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: Moticha/Pierce, 2/0/0. Motion carried.**

**NEW ITEM****B. 2175 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-002  
Application Number: MST2016-00067  
Owner: James Michael & Colette Phillippi  
Architect: Robert Kupiec  
Engineer: Greg Van Sande  
Contractor: Mark Hudson Construction Inc

(Proposal to convert the existing two-car garage into habitable space, and enclose the existing carport to become a new two-car garage. The project includes enclosing 80 square feet of the downstairs patio for an enlarged entry, and 20 square feet of the upstairs covered deck for a new bay window in the breakfast room. The total converted and enclosed spaces will result in 480 new net square feet within the existing building footprint. The project also includes two new balconies with a gas fire pit, a relocated trash enclosure, and new or relocated doors and windows. The proposed total of 3,455 square feet on a 30,491 square foot lot in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio [FAR].)

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

**Motion: 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 comments:**

- 1) Provide architectural details on plans.
- 2) Provide a color and materials board.

Action: Pierce/Moticha, 2/0/0. Motion carried.

**NEW ITEM****C. 1265 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-007  
Application Number: MST2016-00079  
Owner: Rose L. Wills Living Trust  
Applicant: Glen Deisler

(Proposal for a 209 square foot second story deck at the rear of an existing two-story house in the Hillside Design District. A rear window will be changed to doors to access the deck.)

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

**Motion: 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 condition and continued indefinitely to Staff for Final Approval with comments:**

- 1) The Board finds the location and size of the upper level deck, 10 feet from the property line, appropriate with the addition of privacy screening to be 5'-6" in height on 75% of the length of the westerly side of the deck extending from the house.

Action: Moticha/Pierce, 2/0/0. Motion carried.