



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 02, 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

- Representatives present: Joseph Moticha and Denise Woolery.
- Staff present: David Eng and Katie Mamulski

FINAL REVIEW

A. 1607 SHORELINE DR E-3/SD-3 Zone

- Assessor's Parcel Number: 045-173-042
- Application Number: MST2010-00193
- Owner: Chad Yonker
- Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio. The project includes Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project has received a Substantial Conformance Determination for Planning Commission Resolution No. 014-12.)

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

FINAL REVIEW

B. 1758 CALLE BOCA DEL CANON

R-1 Zone

Assessor's Parcel Number: 041-062-033
 Application Number: MST2015-00577
 Owner: Leslie & Diane Ekker Revocable Living Trust
 Applicant: Raymond Appleton
 Architect: Balance Associates
 Engineer: Ashley & Vance Eng.

(Proposal to demolish the existing 925 square foot single family dwelling and 742 square foot garage and to construct a new modular 2,784 square foot one-story single family dwelling with a detached 740 square foot garage, new decks, a new driveway and motorcourt and 97.9 cubic yards of cut and 97.9 cubic yards of fill for the driveway and motorcourt, a new 88 linear foot, six-foot high CMU wall to replace the "as-built" retaining wall. The proposed total of 3,524 square feet on a 1.44 acre lot in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio. The proposal will address violations outlined in ZIR2015-00292 and ENF2013-01382.)

(Final Approval is requested.)

Motion: Final Approval with conditions:

- 1) Change the CMU 6 foot retaining wall to board form concrete.
- 2) The proposed sink must be removed from the art room per zoning requirements.

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

The ten-day appeal period was announced.

FINAL REVIEW

C. 1308 SANTA TERESITA DR

A-1 Zone

Assessor's Parcel Number: 055-141-019
 Application Number: MST2015-00366
 Owner: John C. Heine
 Applicant: Steve Fort
 Architect: Mary Andrulaitis

(Proposal for a 3,246 square foot, one-story, single-family residence with an attached 580 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,826 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 76% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

CONTINUED ITEM**D. 2255 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-162-008
Application Number: MST2015-00571
Owner: Tracy Rochestie
Applicant: Teri Malinowski
Architect: Chris Cottrell

(This is a revised project description for ground floor additions and a reconfiguration of interior spaces resulting in a net increase of 8 square feet to an existing one-story, 1,690 square foot single-family residence with an attached 421 square foot two-car carport. The proposal also includes a total of 901 square feet of patios, a new covered front entry, a patio cover at the rear, new windows and doors, an outdoor fireplace, a new site retaining wall, and new storage areas within the carport. The proposed total of 2,111 square feet on a 15,959 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio. The proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060. The revised project eliminates a previous proposal for an 881 square foot second-story addition and no longer requires zoning modifications that were previously requested.)

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

Motion: Final Design Approval and Final Approval as submitted.

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

The ten-day appeal period was announced.

NEW ITEM**E. 105 MESA LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-043
Application Number: MST2016-00171
Owner: Eddie Talbot Trust
Architect: Kas Seefeld

(Proposal for a new 98 square foot second-story deck at an existing single-family residence.)

(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 Final Approval.

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

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 12:00 P.M. ****