



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 27, 2016

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: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATIE MAMULSKI, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Joseph Moticha and Denise Woolery.

Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 302 PIEDMONT RD

A-1 Zone

Assessor's Parcel Number: 055-153-007
 Application Number: MST2014-00443
 Owner: Nancy Dayton
 Owner: Rob Dayton
 Engineer: Pool Engineering, Inc.
 Landscape Architect: Rob Maday

(This is a revised project description. Proposal to construct a new 900 square foot pool, spa, associated pool equipment, barbecue, outdoor bar, retaining walls, and a new detached 201 square foot accessory building at an existing single-family residence located in the Hillside Design District. The project includes new landscaping and 200 cubic yards of grading to be exported off site. The proposed total of 4,076 square feet on a .63 acre lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for modifications to allow the detached accessory building in the front yard and to allow the total detached accessory space on site to exceed 500 square feet.)

(Review After Final is requested for a new accessory structure, removal of approved pool equipment shed, relocation of existing skate ramp and chicken coop and removal of an existing shed. Project must comply with Staff Hearing Officer Resolution No. 037-16.)

Motion: Final Approval of Review After Final as submitted.

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

PROJECT DESIGN AND FINAL REVIEW**B. 190 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-031
 Application Number: MST2015-00296
 Owner: Ken and Nancy Rourke
 Architect: Sherry & Associates
 Designer: Pat Brodie

(Proposal to extend the front patio areas on the south and west elevations of an existing single-family residence in the Hillside Design District. The project includes the demolition of an existing patio wall and the construction of approximately 160 linear feet of concrete block patio privacy walls ranging from 6 feet to 8 feet in height. The project also proposes a metal-framed slide wire trellis structure at the south patio, 235 square feet of new impervious paving, site steps and gates, new landscaping, site lighting and 22 cubic yards of cut and fill grading. The project includes Staff Hearing Officer review for a requested zoning modification to allow encroachments within the required front setback.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-16.)

Motion: Project Design 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/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**C. 1405 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-210-001
 Application Number: MST2016-00024
 Owner: Maria Brant Living Trust
 Applicant: Ken Mineau
 Architect: Chris Manson-Hing

(This is a revised project description. Proposal for 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading to an existing 3,964 square foot, two-level single family dwelling with an attached 361 square foot two-car garage. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area [FAR]. An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report [ZIR2015-00062]. Staff Hearing Officer review is requested for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 030-16.)

Motion: Project Design 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/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

CONTINUED ITEM

D. 1045 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-045
 Application Number: MST2016-00033
 Owner: Greg Anzalone
 Architect: Alan McLeod

(Proposal for 1,247 square feet of one-story additions to an existing 3,462 square foot, one-story, single-family residence with an attached two-car garage. The proposal includes the conversion of the existing garage into new habitable space, roof alterations, and an interior remodel. It also includes elimination of one of two existing driveways and curb cuts, modification of the remaining curb cut, a new driveway gate, and new landscaping. This project will address a violation identified in Zoning Information Report ZIR2015-00596. The proposed total of 4,709 square feet of development on a 1.38 acre lot in the Hillside Design District is 90% 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 Review.

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

The ten-day appeal period was announced.

FINAL REVIEW

E. 418 E ALAMAR AVE

E-3 Zone

Assessor's Parcel Number: 053-201-002
 Application Number: MST2016-00129
 Owner: Tina Jill Takaya
 Designer: Christopher De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the maximum allowable floor-to-lot area ratio [FAR]. No changes are proposed to the existing detached garage and bedroom. An administrative exception to fence and hedge height limitations is requested. This project will address violations identified in Zoning Information Report ZIR2009-00476.)

(Final Approval is requested.)

Motion: Final Approval as submitted.

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