



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

TUESDAY, July 5, 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: Lisa James and Brian Miller.

Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 2105 ANACAPA ST **E-1 Zone**

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews Revocable Trust
Architect: Britt Jewett
Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio [FAR]. This project has received Project Design Approval and Final Approval. A Review After Final is requested for revisions to windows, patios, gates, fencing, railings, and other building details. The revised project requires Staff Hearing Officer review for a front setback modification for an "as-built" barbecue and pizza oven located in the required front setback facing Padre Street, and a Substantial Conformance Determination for additional "as-built" items.)

(Review After Final is requested for a new side yard gate design.)

Motion: Final Approval of Review After Final as submitted.

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

FINAL REVIEW**B. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-009
 Application Number: MST2014-00411
 Owner: Jeff Barens
 Architect: Tom Meaney
 Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio [FAR]. This project includes Planning Commission review for a Coastal Development Permit [CDP].)

(Final Approval is requested; project must comply with Planning Commission Resolution No. 017-15.)

Motion: Final Approval as submitted.

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

FINAL REVIEW**C. 1276 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-143-008
 Application Number: MST2016-00169
 Owner: Nancy Wintersteen Trust
 Architect: Paul Zink, AIA

(Proposal for a 325 square foot, one-story addition to an existing 1,951 square foot, one-story single-family residence with an attached 420 square foot, two-car garage. The project includes a new 80 square foot covered front entry, replacement of an existing rear covered patio with a new 390 square foot trellis and patio surface, new roof, new windows and doors, new fencing, new air conditioning unit, removal of a chimney, and an interior remodel. The proposed total of 2,696 square feet of development on a 22,890 square foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

Motion: Final Approval as submitted.

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

FINAL REVIEW**D. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020
 Application Number: MST2016-00223
 Owner: Jimeno, LLC
 Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

(Final Approval is requested.)

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.

NEW ITEM

E. 1609 MOUNTAIN AVE R-1 Zone

Assessor's Parcel Number: 043-201-009

Application Number: MST2016-00256

Owner: Kyle T. Phillips and Jennie L. Jacobs

(Proposal to legalize unpermitted 134 square feet of existing additions at the rear of the house and legalize as built over height fences and gates at front of property. Project requires Staff Hearing Officer review for an Open Yard Modification. The proposed total of 134 square feet on a 5,000 square foot lot is 54.2% of the maximum allowable floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00565.)

(Comments only; project requires Staff Hearing Officer approval.)

A Ms. Johnson, from 1623 Clearview Road, spoke of concerns in opposition to the project.

Motion: Continued indefinitely to Staff Hearing Officer with positive comments.

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

NEW ITEM

F. 1832 E LAS TUNAS RD A-1 Zone

Assessor's Parcel Number: 019-082-010

Application Number: MST2016-00261

Owner: Mac Lean Family Trust

Applicant: Mark Morando

(Proposal for an as-built 21 net square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio [FAR].)

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

Postponed to the July 18th Consent Review at the Applicant's request.

< *End Mins.* >