



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 29, 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
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: Brian Miller and Lisa James.

Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 1306 DOVER HILL RD

E-1 Zone

Assessor's Parcel Number: 019-103-014
Application Number: MST2014-00350
Owner: Erik Nickel
Designer: Amy Von Protz

(This is a revised project description. Proposal to convert an existing 367 square foot detached two-car garage to habitable accessory space, and construct a new 299 square foot attached one-car garage and 200 square foot one-car carport. The project includes a 127 sq. ft. first level addition, a 343 lower level addition, and a 92 square foot lower level non-habitable addition to the existing 1,973 square foot multi-story single-family residence. The proposed total of 3843 square feet, located on an 18,740 square foot lot in the Hillside Design District, is 87% of the guideline floor-to-lot area ratio [FAR]. Staff Hearing Officer review is required for requested zoning modifications.)

(Review After Final is requested for a new irrigation and lighting plan, changes to approved planting plan and new hardscape materials.)

Final Approval as submitted of Review After Final Changes.

REVIEW AFTER FINAL**B. 210 BALBOA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008
Application Number: MST2014-00532
Architect: Bill Wolf
Owner: 210 Balboa Partners

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story, single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

(Review After Final is requested for changes to roof, windows, doors and floor plan configuration.)

Final Approval as submitted of Review After Final Changes.

PROJECT DESIGN REVIEW**C. 1686 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-072-007
Application Number: MST2015-00573
Owner: Linda Kiefer
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio [FAR]. The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Action may be taken if sufficient information is provided, project was last reviewed on March 21, 2016; Project must comply with SHO Resolution No. 044-16.)

Project Design Approval of Architectural Details Only, 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 with the Applicant to return with a lighting and landscape plan.

The ten-day appeal period was announced.