



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 19, 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: Denise Woolery and Brian Miller.
Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 376 LAS ALTURAS RD A-1 Zone
 Assessor's Parcel Number: 019-312-021
 Application Number: MST2010-00123
 Owner: Kevin G. Cravens
 Architect: Sherry & Associates
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot, three-story, single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet, located on a 1.1 acre lot in the Hillside Design District, is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for cable railing replacement, tile cladding, steel and glass entry awning, elimination of louvered overhangs, curve configuration at concrete driveway, elimination of driveway landscape strip, new utility platform, new exterior steps to pool equipment, new terraces, new self-closing pool gate, replacement of gravel surface roofing to gravel print single membrane roofing and alterations to skylight locations and sizes.)

Final Approval as submitted of Review After Final changes.

NEW ITEM**B. 1351 SANTA RITA CIR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-193-010
Application Number: MST2016-00260
Owner: Juana G. Villegas
Applicant: Anna Lehr, Allen Construction
Engineer: Stuart Tomeny, Solid Structures

(Coastal Exemption application for an interior remodel to an existing 1075 square foot residence and a 185 square foot one-car garage. No new residential additions are proposed. The application includes reconfiguration of the existing front entry and stoop; extending the roof over the reconfigured entry to provide a covered entry; new exterior doors and windows; and a new 200 square foot composite wood deck and pergola on the south (rear) side of the residence. Also, a Zoning Exception for a 10-foot high fence in the front yard is requested.)

(Consistency with neighborhood character findings required.)

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.

The ten-day appeal period was announced.

NEW ITEM**C. 507 SAN ONOFRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-302-005
Application Number: MST2016-00403
Owner: Shannon and Gary Gaston
Architect: Paul Zink

(Proposal for 336 square feet of additions to an existing two-story 1,631 square foot single-family residence with an attached 310 square foot two-car garage. The project includes an interior remodel of 320 square feet and the demolition of an existing covered patio and replacing it with a new covered patio and 220 square foot deck. The proposed total of 2,277 square feet is 62% of the maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project must comply with Tier 3 SWMP requirements.)

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.

The ten-day appeal period was announced.

NEW ITEM**D. 1733 MISSION RIDGE****E-1 Zone**

Assessor's Parcel Number: 019-090-016
Application Number: MST2016-00405
Owner: George F. Wood
Landscape Architect: Earthform Design

(Proposal to construct a new 16' x 24' pool with a spa in the rear yard of an existing single-family residence. Also proposed is a permeable patio, approximately 358 linear feet of stucco faced concrete block terrace walls, 312 square feet of landscape tie steps, landscaping, sandstone firepit, 4' high fence and a 10' x 50' bocce court. Approximately 100 cubic yards of cut will be dispersed on site for the new pool.)

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

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.

The ten-day appeal period was announced.

NEW ITEM**E. 453 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-311-001
Application Number: MST2016-00416
Owner: Charles M. Firestone
Designer: Andrew Hall

(Proposal for a 659 square foot expansion of an existing raised wood deck. The proposal will include a new hot tub with benches and guardrail. The 14,357 square foot lot is located in the Hillside Design District with an average slope of 18% and is developed with a 1,594 square foot single-family residence with a 440 square foot attached two-car garage and a 443 square foot wood deck.)

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

Continued indefinitely to the Full Board.

NEW ITEM**F. 1201 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-161-019
Application Number: MST2016-00418
Owner: Russ Patrick
Applicant: Eva Turenchalk
Contractor: Swan Pools West

(Proposal to construct a new in-ground 675 square foot pool, remove 140 square feet of existing concrete patio and replace with a 475 square foot stamped concrete deck around the pool. Also proposed is a new 5-foot tall wood fence and gate. No changes are proposed to the existing single-family residence.)

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

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.

The ten-day appeal period was announced.