



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 14, 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: Fred Sweeney and Denise Woolery.

Staff present: Katie Mamulski.

FINAL REVIEW

A. 1240 W MICHELTORENA ST **R-1 Zone**
Assessor's Parcel Number: 041-101-010
Application Number: MST2014-00555
Owner: Katherine Hahn
Applicant: Gelare Macon
Architect: Mark Travers

(Proposal for a new three-story, 2,011 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. The ground level will be comprised of a 492 square foot two-car garage and 273 square feet of living area, the middle level will have 637 square feet, and the upper level will have 609 square feet. There will be 149 square feet of deck on the middle level. A new landscape plan is also proposed. The floor-to-lot area ratio (FAR) is 74% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback. An encroachment permit is required for construction in the public right of way.)

(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 059-15 and was last reviewed January 5, 2016.)

A public comment in opposition from Fray A Crease (neighbor) was acknowledged.

Fray A Crease and Jean Demro spoke in opposition.

Continued indefinitely to Consent Review with comments:

- 1) Provide a specification sheet of the garage door.
- 2) Include lighting details on the plans.
- 3) Re-consider the Costa Rica Butterfly Vine plantings.
- 4) Revise the landscape plan to show the maximum 6-8 oak trees allowed per Fire Department and the Single Family Design Board's recommendation.

FINAL REVIEW**B. 1211 SERRA VISTA LN****E-1 Zone**

Assessor's Parcel Number: 029-510-004
 Application Number: MST2015-00211
 Owner: Cynthia Halpin McCoy Residence Trust
 Applicant: Vanguard Planning LLC
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Final Approval is requested; Project must comply with Planning Commission Resolution No. 004-16 and was last reviewed May 31, 2016.)

Final Approval as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**C. 566 ARROYO AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-021
 Application Number: MST2016-00233
 Owner: Hallier Living Trust
 Architect: Thompson Naylor

(Proposal for an addition of 611 square feet of first floor and second floor additions to an existing 1,586 square foot two-story residence. Also proposed is a 72 square foot net addition to two existing one-car garages and 14 square foot addition to lower floor workshop laundry room and convert 75 square feet of garage to workshop. The proposed total of 3,127 of square feet on a 7,926 lot in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed August 8, 2016.)

Final Approval as submitted with the condition to attach structural details.

The ten-day appeal period was announced.

FINAL REVIEW**D. 39 LANGLO TERRACE****E-2/SD-2 Zone**

Assessor's Parcel Number: 053-040-017
 Application Number: MST2016-00306
 Owner: James Callis
 Applicant: Don Swann

(Proposal to demolish 1,024 square feet of original first floor area and a 302 square foot covered first floor porch and construct a new 1,294 square foot first floor addition and 94 square foot workshop with 126 square foot deck above. Also proposed is the demolition of an existing 100 square foot second floor deck and installation of new doors, windows, and landscaping. This includes abatement of unpermitted trash enclosure and additional fencing on the site. The proposed total of 2,613 square feet on a 16,207 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed September 6, 2016.)

Final Approval as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**E. 2414 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-082-007
 Application Number: MST2016-00483
 Owner: Hochman Family Survivors Trust
 Architect: Joe Andrulaitis & Mixon

(Proposal to remove the existing pergola and concrete pad and construct a new 17' x 62' pool and 17' x 8' spa. Also proposed is a new 30' x 30' concrete athletic pad, 420 linear feet of 6' tall wood fencing, new outdoor gas fireplace, stone walls and other site improvements. Total grading on site will consist of 350 cubic yards of cut for the new pool.)

(Final Approval is requested; Project was last reviewed October 31, 2016.)

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM**F. 1595 LA VISTA DEL OCEANO****E-3 Zone**

Assessor's Parcel Number: 035-170-029
 Application Number: MST2016-00503
 Owner: Gotthilf Weniger

(Proposal for approximately 80 linear feet of new 3'6" black chain-link fence and 180 linear feet of 5' high black chain-link fence with two entry doors. The proposed total of approximately 260 linear feet of new chain link fencing is located in the Hillside Design District.)

(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, and with conditions:

- 1) Revise submitted materials to include plan Sheet 1 of the original plans marked with the 5-foot and 3-foot section of the fence noting the appropriate size and location to scale.
- 2) Include on the drawings that the fence will be of a black wrought iron material.

The ten-day appeal period was announced.

NEW ITEM

G. 1712 ANACAPA ST

R-2 Zone

Assessor's Parcel Number: 027-111-018
 Application Number: MST2016-00504
 Owner: Andrea Sasdi Howard
 Landscape Architect: Robert Adams

(Proposal to permit the "as-built" replacement of a 5-foot tall wood fence with a new 5-foot tall stucco wall, a total of 30 linear feet including a new wood pedestrian gate. The proposal will address the violations of ENF2016-01439.)

(Action may be taken if sufficient information is provided; Project must comply with Planning Commission Resolution No. 040-009.)

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

H. 1515 MARQUARD TERR

R-1 Zone

Assessor's Parcel Number: 041-032-012
 Application Number: MST2016-00507
 Owner: Barry and Nora Taugher
 Applicant: Bill Wolf

(Proposal to remove 401 square feet of existing damaged upper and lower floor deck, guard railing and stairway and replace it with a new 517 square foot reconfigured deck, frame, and stairway. Proposal also includes an interior renovation including the replacement of the interior guard rail and interior stair hand rail.)

(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.