



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, December 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
KRISTAL M. VAUGHN, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Fred Sweeney and Denise Woolery.
Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 920 MISSION RIDGE RD A-1 Zone
Assessor's Parcel Number: 019-032-012
Application Number: MST2016-00333
Owner: Bob & Kim Gatof
Architect: Ferguson-Ettinger Architects

(Proposal for minor exterior alterations to the existing two-story single-family residence including a new 662 square foot attached one-story addition, a new 500 square foot detached accessory building, replaced decks and new decks at master bedroom and accessory building. Also proposed is a new pool that will require 250 cubic yards of cut and 10 cubic yards of fill. The proposed total of 3,494 square feet on a 47,138 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised Irrigation Plan.)

Final Approval as Submitted of Review After Final.

REVIEW AFTER FINAL**B. 502 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-273-006
Application Number: MST2014-00108
Owner: Moler Patsy Wiser
Applicant: Leland Walmsley

(Proposal to remove and replace existing un-reinforced site retaining walls of up to three and one-half feet tall and to construct a new four foot tall wood fence. The proposal also includes removal and replacement of the existing concrete driveway and apron with reinforced concrete, removal of the existing flagstone steps and paving, and replacement of the paving with permeable gravel and flagstone at the entry to an existing single-family dwelling on a 6,534 square foot lot located in the Hillside Design District. Portions of the project are located within the public right of way and will require a minor encroachment permit.)

(Review After Final is requested to eliminate the paving improvements from the public ROW; eliminate the entry path at the front entry; reduction of the height (from 48" to 42") of the wood fence on the westerly property line; reduction (from approx. 400 to 280 SF) of the proposed flagstone patio beneath the upper level deck; remove the "as-built" A/C at the front, within the front setback; and an addition of an above ground 265 gallon cistern on the southeast side of the residence.)

Final Approval as Submitted of Review After Final.

FINAL REVIEW**C. 1893 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-040-033
Application Number: MST2015-00017
Owner: David & Judy B. Jones
Architect: Tom Meaney
Contractor: Giffin & Crane General Contractors, Inc.

(This is a revised proposal to demolish an existing 4,000 square foot, single-family residence and construct a new 6,780 square foot, two-story, single-family residence with a basement, and an attached three-car garage. The project includes a new pool and associated hardscape, new landscaping, and 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,780 square feet (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio (FAR). Project will address a building violation identified in Zoning Information Report ZIR2014-00364. The revised project will result in a revised exterior design and reductions to the previously approved 6,850 square feet and 109% FAR.)

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

Final Approval as Submitted.

The ten-day appeal period was announced.

FINAL REVIEW**D. 453 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-311-001
Application Number: MST2016-00416
Owner: Firestone, Charles M
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.)

(Final Approval is requested; Project was last reviewed November 14, 2016.)

Final Approval as Submitted.

The ten-day appeal period was announced.

CONTINUED ITEM**E. 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.)

(In Progress Review of the Landscape Plan; Project must comply with Staff Hearing officer Resolution No. 044-16 and was last reviewed August 29, 2016.)

Project Design Approval of Landscape and Lighting Plan.

NEW ITEM**F. 329 LINDA RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-281-025

Application Number: MST2016-00556

Owner: Ballas Surviving Spouse's Trust

(Proposal to construct a new 4'9" stucco-finish site wall consisting of 31 linear feet and new drought tolerant landscape improvements.)

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

Project Design Approval and Final Approval with the condition to replace the lava rock with a gravel and stone mix in a sandstone color.