



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, January 9, 2017**

**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](http://www.SantaBarbaraCA.gov)**

Representatives present: **Joe Moticha and Lisa James.**

Staff present: Katie Mamulski.

**REVIEW AFTER FINAL**

**A. 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.)

**(Review After Final is requested for a revised site wall and landscape improvements.)**

**Final Approval as submitted of Review After Final.**

**FINAL REVIEW****B. 1721 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-083-002  
Application Number: MST2016-00139  
Owner: Michael John Malengo  
Architect: Tom Ochsner

(Proposal for a 621 square foot second story addition, a new 286 square foot second story deck, and an interior remodel to an existing 1,363 square foot single family dwelling with an attached 426 square foot two-car garage. The proposed total of 2,410 square feet is 86 % of the maximum required floor-to-lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202). Staff Hearing Officer review is requested for modifications to allow a conforming second-story addition to a property that is non-conforming to required front and two interior setbacks.)

**(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 056-16 and was last reviewed October 3, 2016.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 841 DE LA GUERRA TERRACE****E-1 Zone**

Assessor's Parcel Number: 031-071-011  
Application Number: MST2015-00544  
Owner: Vijay Sharma  
Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

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

**Final Approval with the condition that Tier 3 Storm Water Management Program (SWMP) requirements must be met and approved by Creeks Division staff prior to submitting to Building and Safety Division.**

**PROJECT DESIGN AND FINAL REVIEW****D. 1123 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-282-007  
 Application Number: MST2016-00194  
 Owner: Sasha Ablitt Living Trust  
 Architect: Warner Young

(Proposal to remove an "as-built" patio, to remove an existing deck and stairs and to construct a new deck and stairs to an existing 1,363 sq. ft. single family dwelling with an attached 400 sq. ft. garage. No new habitable space is proposed. The existing total development of 1,763 sq. ft. on an 11,218 square foot lot is 46% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations outlined in a Zoning Information Report (ZIR2009-00339). Staff Hearing Officer review is requested to allow the new deck and stairs to encroach into the required front and interior setbacks.)

**(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No. 059-16 and was last reviewed June 6, 2016.)**

**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.

**PROJECT DESIGN AND FINAL REVIEW****E. 606 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

Assessor's Parcel Number: 035-112-019  
 Application Number: MST2016-00490  
 Owner: John E. Gerngross Jr. Revocable Trust

(Proposal remove the existing tile burnt red roof and replace two layers 40# underlayment with new Boral Saxony 900 Country Slate Tile in color Sea Pearl Blend.)

**(Project Design and Final Approval are requested; Project was last reviewed November 14, 2016.)**

An emailed petition in opposition from Gerard Cardillo and various members of the public was received and acknowledged.

**Project Design Approval and Final Approval as submitted 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****F. 1215 CALLE CERRITO****A-1 Zone**

Assessor's Parcel Number: 041-120-015  
 Application Number: MST2016-00552  
 Owner: Ginger Andersen

(Proposal to permit the "as-built" conversion of the 180 square foot roof deck to a sunroom over the garage on the second floor and a new French door on the rear elevation of an existing 1,530 square foot single-family residence. The proposed total of 1,710 square feet on a 9,840 square foot lot located in the Hillside Design District is 47% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations found in ZIR2015-00061 and ENF2015-00214. The applicant requests zoning modifications for new floor area to encroach into the front and interior setbacks.)

**(Comments Only; Project requires Staff Hearing Officer Review for a Zoning Modification request.)**

Two public comments in support from Robin Yudelson and Dianne Lopez were received and acknowledged.

**Continued indefinitely to the Staff Hearing Officer with the positive comment that the modification requests conform with the neighborhood.**

**NEW ITEM****G. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002  
 Application Number: MST2016-00564  
 Owner: Susan Brodie  
 Applicant: Macaluso Pools Inc.

(Proposed 15' x 40' pool located at the rear of the site. The proposal includes new pool equipment and a new automatic cover.)

**(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 with the conditions:**

The ten-day appeal period was announced.

**NEW ITEM****H. 2439 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-081-014  
Application Number: MST2016-00568  
Owner: Raymond and Susanne Karam  
Architect: Chris Cottrell

(Proposal to add a 94 square foot front entry addition to an existing 2,658 square foot, one-story, single-family dwelling with a 427 square foot attached two-car garage. The project includes a replacement of the existing composition shingle roof with a new standing seam metal roof, the addition of a pergola and deck at the rear, a new fireplace and the replacement of an existing fence. The proposed total of 3,179 square feet on a 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

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

**Continued two weeks to Full Board with comments:**

- 1) The roof may not be compatible with the neighborhood.
- 2) The proximity of the front door may be too close to the street.
- 3) The style of architecture may be incompatible with the neighborhood.
- 4) The alteration of the hipped roof to a shed roof may be incompatible with the neighborhood.
- 5) The proximity of the front door, the all glass door, and the side lights are in too close proximity to the streetscape, and would also create a "lantern" effect.

**NEW ITEM****I. 11 PINE DR****E-3/PUD Zone**

Assessor's Parcel Number: 049-100-052  
Application Number: MST2016-00567  
Owner: Taj Hudson

(Proposal to construct a new 6' high masonry wall, approximately 100 linear feet, a new 3'- 6" masonry wall, 6 linear feet, and a new 6' high wood gate. Both masonry walls will have a stucco finish to match the existing two-story single-family residence.)

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

**Continued one week to Consent Review with the comment for the Applicant to revise the Landscape Plan.**