



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, January 30, 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

Representatives present: Joe Moticha and Lisa James
Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 1366 SYCAMORE CANYON RD E-1 Zone

Assessor's Parcel Number: 015-130-012
Application Number: MST2014-00445
Owner: Tyson Thompson
Designer: Russell Banko Design & Construction

(Proposal to construct a 169 square foot, one-story addition to an existing 1,633 square foot, one-story residence with an existing 440 square foot, attached two-car garage. The proposal includes the addition of a five-foot tall board and batten sound wall in the front yard, and a new patio and landscaping in the rear yard. The proposed total of 2,234 square feet of development on a 17,911 square foot lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised landscape plan.)

Final Approval as submitted of Review After Final changes.

REVIEW AFTER FINAL**B. 3635 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-002
Application Number: MST2014-00158
Owner: Philip Palumbo & Loyce Clark
Architect: Brett Ettinger
Contractor: Bennett Constr. & Development

(Proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 406 square foot square storage room to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for site wall changes, window changes, fireplace height increase, changes to exterior lighting, color changes and other "as-built" site improvements.)

Final Approval as submitted of Review After Final changes.

NEW ITEM**C. 1509 EUCALYPTUS HILL RD****R-2 Zone**

Assessor's Parcel Number: 015-242-017
Application Number: MST2017-00005
Owner: Linda Seals
Architect: Robert Pester Architect

(The proposed project is requesting an Administrative Zoning Exception for an "as-built" wall and fence combination along the front and the south west interior property lines to exceed 8" in height. The combined total height of the wall is 10'-6". Project will address violation in ENF2016-01562 and requires a Public Works Encroachment Permit.)

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

Continued one week to Consent Review with comments:

1. The Board finds that the proposed fence/wall to be obtrusive.
2. Provide a landscape plan.
3. Reconsider paint color.

NEW ITEM**D. 1970 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-019
Application Number: MST2017-00018
Owner: Robert J. Leslie
Contractor: Bill Stallard

(Proposal to construct a new site masonry retaining wall located at the rear (north) and east corner of the property. The proposed wall will be approximately 95 linear feet and will be a maximum height of 11' on the subject property side and a maximum height of 6' facing the adjacent neighbor at 2225 Las Tunas. Exterior face of wall to be of stucco and masonry block for elevation at 2225 Las Tunas. The proposal also requests an Administrative Zoning Exception to allow the wall to exceed 8' in height within the required setbacks.)

(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. 1115 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-261-008
Application Number: MST2017-00024
Owner: Marc P. Seidler
Architect: Chris Cottrell

(Proposal to construct a 75 square foot expansion to an existing 71 square foot second level deck on an existing two-story, 2,783 square foot single-family residence. The new deck railing, corbel and wall below will match existing, no other site improvements are proposed.)

(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**F. 712 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-381-004
Application Number: MST2017-00026
Owner: Schmandt Family Trust
Applicant: Kathleen Schmandt
Designer: Jake Schmandt

(Proposal to construct a 221 square foot one-story addition at the rear of the existing one-story, 1,257 square foot single-family residence. The proposal also includes a new trellis at the south side of the residence. The proposed total of 1,878 square feet located on a 15,186 square foot lot located in the Hillside Design District is 43% of the guideline floor-to-lot area ratio (FAR).)

(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 condition to remove the trellis from the scope of work.

The ten-day appeal period was announced.

<*&End Mins.*>