



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, February 27, 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 Brian Miller

Staff present: Katie Mamulski

REVIEW AFTER FINAL

A. 3416 MARINA DR A-1/SD-3 Zone

Assessor's Parcel Number: 047-081-001
Application Number: MST2015-00572
Owner: Kechejian-Schoolfield Rev Trust
Architect: Tom Henson

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations and, a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio (FAR). The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

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

Final Approval as submitted of Review After Final changes.

CONTINUED ITEM**B. 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
Owner: Michelle Bevis

(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; Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170, determination required for consistency with neighborhood character; Project requires Public Works approval and was last reviewed January 30, 2017.)

Continued one week to Consent Review with comments:

1. Return with a color and materials board showing a natural wood stain.
2. Provide a landscape plan.
3. Reduce the height of the fence.

NEW ITEM**C. 1520 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-039
Application Number: MST2017-00072
Owner: Courtney Lockwood
Designer: Jill Horton

(Proposal to permit "as-built" and new exterior changes to a 1,389 square foot two-story single-family residence with an attached 351 square foot two-car garage. Exterior changes include a new composition shingle roof, new stainless steel cable guard rails, new exterior stairs at the lower deck and other site improvements. The proposed project also includes a minor interior remodel with no new square footage and will address violations in ZIR2016-00399. The existing total of 1,389 square feet on a 19,750 square foot lot located in the Hillside Design District is 32% of the guideline maximum floor-to-lot area ratio (FAR).)

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

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 for Final.

The ten-day appeal period was announced.

NEW ITEM**D. 925 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-039
Application Number: MST2017-00074
Owner: Panatima, LLC
Architect: Edwards Pitman Architects

(Proposal to construct a 166 square foot second-story addition to an existing 2,801 square foot single-family residence with an attached 624 square foot two-car garage. Other site improvements include relocating the existing laundry room, adding a new powder room, replacing all doors and windows, new garden wall, new patio, new retaining walls, railing and stairs to the existing swimming pool, new pool deck and new exterior paint. The proposed total of 2,967 square feet on a 0.59 acre lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR).)

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

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 with the condition that open yard requirements must be shown on the plans.

The ten-day appeal period was announced.

NEW ITEM**E. 903 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-018
Application Number: MST2017-00071
Owner: 903 Alston, LLC
Architect: RMA Architects
Owner: Craig and Julie Rauchle

(Proposal to construct a 218 square foot addition to an existing 2,155 square foot, one-story, single-family residence with an attached 748 square foot two-car garage. The proposed total of 2,373 square feet on a 0.61 acre lot located in the Hillside Design District is 50% of the guideline maximum floor-to-lot area ratio (FAR).)

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

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.