



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 6, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:
Jaime Limón, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Moticha and James
Staff present: Mamulski

FINAL REVIEW

A. 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).)

(Final Approval is requested. Project was last reviewed January 23, 2017.)

Final Approval as submitted.

CONTINUED ITEM**B. 1509 EUCALYPTUS HILL RD****R-2 Zone**

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

(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 February 27, 2017.)

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.

NEW ITEM**C. 453 VISTA DE LA PLAYA****E-1/PUD Zone**

Assessor's Parcel Number: 035-200-033
Application Number: MST2017-00077
Owner: Sean Ezell
Agent: Mark Morando

(Proposal to permit the "as-built" changes to the existing one-story single family residence including window replacements in the kitchen and two windows at rear of house, on-demand water heater, exterior stucco, new front door and new copper gutters and downspouts. The proposed total of 1,654 square feet on a 2,214 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2015-0414 and ENF2015-00745.)

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

Continued indefinitely to Consent Review with comments:

1. The Board finds the as-built changes supportable.
2. Trash cannot be stored behind the gate within the setback.

NEW ITEM**D. 2928 ARRIBA WAY****A-1 Zone**

Assessor's Parcel Number: 023-080-008

Application Number: MST2017-00075

Owner: Tine F. Sloan

(Proposal to permit "as-built" site walls, 400 cubic yards of site grading and the removal of un-permitted patio elements at the existing two-story single family residence. No new square footage is proposed to the existing single family residence located in Hillside Design District. Project will address violations in ENF2016-01461 and ENF2016-01773.)

(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

NEW ITEM**E. 2111 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-017

Application Number: MST2017-00079

Owner: Ada E. Holcombe Trust

(Proposal to remodel an existing 2,734 square foot single family residence with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, an addition of a new framed patio cover, repainting and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. No new square footage is proposed. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Action may be taken if sufficient information is provided. Project requires Coastal Review.)

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 that the stairs at the south west corner of the house/deck must meet zoning requirements and cannot encroach within the required interior setback.