



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 13, 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. 929 ALSTON RD

A-2 Zone

Assessor's Parcel Number: 015-174-004
Application Number: MST2016-00104
Owner: Tarlow Family Trust
Architect: Warner Young

(Proposal to demolish the 2,217 square foot habitable main level of a two-level, single-family residence with an attached 445 square foot two-car garage located below to remain. The project proposes a new 2,503 square foot main level to be built on a slightly enlarged footprint over the existing foundation, with a new architectural style. The project includes an enlarged and newly covered terrace. No changes are proposed for an existing detached 721 square foot accessory building. The proposed total of 3,669 square feet on a 1-acre lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project requires compliance with Tier 3 Storm Water Management Program (SWMP).)

Postponed indefinitely to Consent at the applicant's request.

FINAL REVIEW**B. 937 COYOTE RD EDISON EASEMENT****A-1 Zone**

Assessor's Parcel Number: 021-061-002

Application Number: MST2017-00055

Owner: Southern California Edison Company Ltd.

Applicant: Sonia Flores

(Proposal for road improvements to the Edison Access Road off of the 700 Block of Coyote Rd. Site improvements include repaving, new site walls and the removal of one tree. The total proposed grading on site consists of 158 cubic yards.)

(Final Approval is requested.)

Public Comment:

1. Dan Lowers spoke in support of the project.
2. Correspondence from Mindy Wolfe, attorney on behalf of Dianne Ferrari and Dan Lower (981 Coyote Rd.), in support but with concerns was acknowledged.

Final Approval with the condition that Wall #3 will be constructed in the color sandstone by Angelus Block, Co.**NEW ITEM****C. 1189 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-120-034

Application Number: MST2017-00085

Owner: Lizinka Benton-Rzezniak

Architect: Dennis Thompson

(Proposal to construct a 221 square foot, second-story addition to an existing 1,550 square foot, two-story single-family residence with an attached 187 square foot one-car garage and a detached 372 square foot garage. The project also includes an interior remodel of 255 square feet. The proposed total of 2,330 square feet on a 15,599 square foot lot located in the Hillside Design District is 54% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested Zoning Modification to allow encroachments within the required front setback.)

(Comments Only; Project requires Staff Hearing Officer review.)**Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:**

1. The new windows are aesthetically appropriate and do not pose privacy or consistency issues with the Single Family Design Guidelines.
2. The proposed encroachments within the required front setback are aesthetically appropriate.
3. The proposed additions are appropriate and supportable.

NEW ITEM**D. 1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038

Application Number: MST2017-00084

Owner: Vincent & Tucker

(Proposal to construct a 37 square foot lower-floor addition and convert 26 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

(Comments Only; Project requires Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

1. Restudy the post location on the west elevation and on the arbor.
2. The proposed encroachments within two of the required front setbacks are aesthetically appropriate additions and are supportable due to the constrained site.