



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 20, 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. 1448 JESUSITA LN A-1 Zone

Assessor's Parcel Number: 055-240-013
Application Number: MST2016-00168
Owner: Dunbar, William H V
Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed May 16, 2016.)

Continued one week to Consent with comments:

1. The Board appreciated the change in wall color and found it acceptable.
2. The proposed lighting details are acceptable.

FINAL REVIEW**B. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Sailer Family Revocable Trust
Architect: Don Swann

(Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 029-16 and was last reviewed February 21, 2017.)

Final Approval as submitted.

NEW ITEM**C. 2126 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 019-161-006
Application Number: MST2017-00096
Owner: William R. Rich, Revocable Trust
Architect: Harrison Design Associates

(Proposal to construct 65 square feet of additions to an existing 2,146 square foot two-story single-family residence with an attached 320 square foot two-car garage. The proposed project also includes the addition of 323 square feet of understory area to create a 643 square foot two-car tandem garage, a 72 square foot patio extension, exterior alterations to doors and windows, landscape and hardscape improvements and a remodel of interior spaces. The proposed total of 2,854 square feet on a 15,046 square foot lot is 66% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2016-01442 and Zoning Information Report ZIR2016-00438.)

(Comments Only. Project requires an Environmental Assessment and Transportation Review.)

Continued one week to Consent with comments:

1. Provide window and door details.
2. The Board found the revised entry aesthetically appropriate.
3. Return with a color and materials board.

NEW ITEM**D. 154 CORONADA CIR****A-2 Zone**

Assessor's Parcel Number: 015-040-050

Application Number: MST2017-00107

Owner: Sherrie W. Anderson, Revocable Trust

Landscape Architect: Sam Maphis

(Proposal to construct erosion control terracing, fencing, and landscape planting on the western slope of the backyard of the existing single-family residence. The proposal also includes grading and drainage control, security fencing and access steps. The proposed walls consist of interlocking stacking terrace walls and approximately 150 cubic yards of fill is proposed outside of the main building footprint.)

(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 one week to Consent for Final Review.