



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MAY 8, 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
 Denise Champendal
 Lisa James
 Joseph Moticha

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: Champendal and Miller
 Staff present: Mamulski

REVIEW AFTER FINAL

| | | |
|-----------|---------------------------|------------------------------|
| A. | 1865 STANWOOD DR | A-1 Zone |
| | Assessor's Parcel Number: | 021-141-034 |
| | Application Number: | MST2012-00028 |
| | Owner: | Jeffrey Jones |
| | Designer: | Don Gragg |
| | Designer: | Santa Barbara Design & Build |

(Proposal to construct a new two-story 2,693 square foot single-family residence and an attached 475 square foot two-car garage located on a 2.8 acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised Landscape Plan.)

Approval of Review After Final as submitted.

CONTINUED ITEM**B. 1106 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-201-005
 Application Number: MST2016-00429
 Owner: Bratton Living Trust
 Owner: Monika Draggoo and David Back
 Architect: Paul Zink

(This is a revised project description. Proposal for minor alterations to an existing 2,516 square foot two-story single-family residence with an attached 384 square foot two-car garage. The proposed project involves a 77 square foot laundry room addition and a 540 square foot interior remodel. Other site improvements include the replacement of all windows, replacing the existing 216 square foot covered patio with a new covered patio in same location, reducing the size of the existing roof deck, new stucco siding, demolishing an existing swimming pool and underground existing overhead utilities. A zoning modification is no longer required for the proposed project. The proposed total of 2,977 square feet on an 18,463 square foot lot located in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Project Design Approval and Final Approval as submitted with comments:

1. The Board made 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.
2. Applicant to add a small roof protection with a minimum 4'x4' bracket over the garage door on the west elevation.

CONTINUED ITEM**C. 3102 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-010
 Application Number: MST2017-00208
 Owner: William K. Brokken

(Proposal to permit the "as-built" removal of a 4,426 square foot concrete pool deck, replace it with 6,900 square feet of interlocking permeable pavers, and install 2,940 square feet of artificial turf in the rear yard of an existing single-family dwelling located in the Hillside Design District. The proposed project also involves approximately 154 cubic yards of grading to occur outside of the main building footprint. The project is located within Non-Appealable jurisdiction of the Coastal Zone and requires Coastal Review. This project will address violations in enforcement case ENF2017-00378.)

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

Project Design Approval and Final Approval as submitted and continued one week to Consent with comments:

1. The Board made 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.
2. Applicant must return with a revised artificial turf plan; consider restudying material for natural grasses or native grasses (e.g., diamondia variety).
3. Artificial turf cannot exceed 500 square feet.

CONTINUED ITEM**D. 1110 CHINO ST R-2 Zone**

Assessor's Parcel Number: 039-192-030
Application Number: MST2017-00145
Owner: Susan Lagreca
Owner: Chad Dewitt
Applicant: Mark Armstrong

(Proposal to address Zoning Information Report and Enforcement Case violations by relocating an "as-built" shed, and remove an existing chicken coop and detached trellis cover out of the required front setback. The proposed project also includes removing the "as-built" plexi-glass cover attached to the rear of the existing two-car garage encroaching into the required interior setback, demolishing the "as-built" exterior stairs, removal of the unpermitted driveway gate, and permitting the conversion of 70 square feet of porch area to habitable floor area. The project is requesting a Zoning Administrative Exception to allow the existing "as-built" six-foot fence in the front yard to exceed the allowable height of three and one-half feet. The proposed total of 1,685 square feet on a 7,405 square foot lot is 56% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in ZIR2016-00128 and ENF2016-00473.)

(Second Concept Review. 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 was last reviewed April 10, 2017.)

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.

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

Assessor's Parcel Number: 019-161-006
Application Number: MST2017-00201
Owner: William R. Rich Revocable Trust
Architect: Harrison Design Associates

(Proposal to construct a 395 square foot one-story accessory building in the remaining front yard and to alter four windows on an existing 2,211 square foot one-story single-family residence with an attached 643 square foot garage. The proposed total of 3,249 square feet on a 15,046 square foot lot located in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for one front yard modification and one interior setback modification.)

(Comments only. Project requires Staff Hearing Officer review for Zoning Modification requests.)

Continued indefinitely to the Staff Hearing Officer for return to Consent, with the positive comment that the Board found the modification requests aesthetically appropriate and in keeping with the character of the architecture and neighborhood.

NEW ITEM**F. 1214 HIGH RIDGE LN****E-1 Zone**

Assessor's Parcel Number: 019-113-047
Application Number: MST2017-00209
Owner: Laurel G. Phillips
Owner: Harvey Solway
Architect: Chris Manson-Hing

(Proposal for minor alterations to an existing 4,639 square foot two-story single-family residence. Alterations include adding a decorative two-piece tile roof entry element above the main entrance, addition of two clearstory windows at the main entrance and replacing approximately 12 square feet of concrete paving with flagstone paving at the entrance. Other site improvements include repainting the exterior of the residence, revising the exterior plaster head and sill details for four windows facing the main entrance and permitting the site walls and driveway gate. Interior alterations include a kitchen remodel of 195 square feet and converting an existing 53 square foot closet to a bathroom on the lower floor is currently being processed under MST2017-00165. No new square footage is proposed. The existing total of 4,639 square feet on a 23,958 square foot lot located in the Hillside design District is 98% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2016-00445. Staff Hearing Officer review is requested for an interior setback modification to allow a new window to encroach within a portion of the interior setback.)

(Comments only. Project requires Staff Hearing Officer review for a Zoning Modification request.)

Continued indefinitely to the Staff Hearing Officer for return to Consent, with the positive comment that the Board found the modification request aesthetically appropriate for the window.