



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JULY 17, 2017

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

BOARD MEMBERS:
 Fred Sweeney, *Chair*
 Brian Miller, *Vice Chair*
 Lisa James
 Joseph Moticha
 Robert Richards

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: Sweeney and James
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 209 E ISLAY ST **E-1 Zone**
 Assessor's Parcel Number: 027-042-009
 Application Number: MST2014-00114
 Owner: Peter and Li Camenzind
 Agent: Jarrett Gorin
 Architect: Doug Leach
 Landscape Architect: Courtney Miller

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a new secondary entrance, revised stairs, a revised pool configuration, and revisions to the hardscape, landscape, and irrigation plans.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 825 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-252-008
Application Number: MST2016-00048
Owner: Bell Family Trust
Architect: Kent Mixon
Applicant: Suzanne Elledge Planning & Permitting Services, LLC

(This is a revised project description. The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 317 square foot deck at the third-floor level with a trellis, chimney, and fireplace, a 155 square foot first-floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,944 square feet on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing Officer review of front and interior setback modifications is requested.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 001-17 and was last reviewed July 10, 2017.)

Continued one week to Consent at the applicant's request.

FINAL REVIEW**C. 421 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-013
Application Number: MST2016-00545
Owner: Brandon Michael Doheny
Designer: Kristian Howell

(Proposal to add an 835 square foot, two-story addition to an existing 1,116 square foot single-family residence with an existing 485 square foot detached two-car garage. The proposed total of 2,360 square feet on a one-acre lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2013-00564.)

(Final Approval is requested. Project was last reviewed July 10, 2017.)

Final Approval as submitted.

FINAL REVIEW**D. 3779 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-026
Application Number: MST2014-00088
Owner: Muhammad Salman UI Haq
Landscape Architect: David Black

(Proposal to construct a new 6' tall masonry wall along the western front property line of an existing house and garage on a 8,966 square foot lot. The project also includes removal of an existing masonry wall, relocated fountain equipment, and landscaping.)

(Final Approval is requested. Project was last reviewed July 10, 2017.)

Continued indefinitely to Consent due to the applicant's absence.

NEW ITEM**E. 901 ALEEDA LN****A-2 Zone**

Assessor's Parcel Number: 015-070-017
Application Number: MST2017-00401
Owner: Nuggehally Jayant
Owner: Terrie Mershon
Architect: Jyl Ratkevich

(Proposal to construct a 94 square foot addition to the rear of an existing 1,932 square foot, one-story single-family residence with an attached 415 square foot two-car garage. The proposed project also includes an interior remodel of 410 square feet and converting a portion of the existing residence to an Accessory Dwelling Unit under a separate permit. The proposed total of 2,134 square feet on a 14,935 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot area ratio (FAR). The Accessory Dwelling Unit is not included in the FAR calculations.)

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

Continued one week to Consent due to the applicant's absence.