



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JULY 24, 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

FINAL REVIEW

A. 727 SAN ROQUE RD

E-1/SD-2 Zone

Assessor's Parcel Number: 053-061-004
Application Number: MST2016-00559
Owner: Wilson Scott and Carlene
Applicant: Hyun Bae Cho
Architect: Dawn Sherry

(Proposal for additions and alterations to an existing 1,425 square foot multi-story single-family residence and 373 square foot detached garage. The proposal includes the demolition of the existing 373 square foot detached garage and construction of a new 629 square foot attached garage. The proposal also includes a lower level addition of 1,149 square feet, main level addition of 155 square feet, an upper level addition of 833 square feet and permitting an "as-built" 74 square foot addition. Other site improvements include relocating the main entry, new doors, windows, interior reconfigurations and a 96 square foot upper-level deck. The proposed total of 4,265 square feet on a 30,728 square foot lot located in the Hillside Design District, is 89% of the guideline maximum floor-to-lot area ratio (FAR). This proposal will address violations in identified in Zoning Information Report ZIR2008-00193.)

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

Final Approval as submitted.

FINAL REVIEW**B. 1686 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-072-007
Application Number: MST2015-00573
Owner: Linda Kiefer
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 044-16 and was last reviewed December 19, 2016.)

Continued one week to Consent.

FINAL REVIEW**C. 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

(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 indefinitely to Consent at the applicant's request.

FINAL REVIEW**D. 33 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-121-006
Application Number: MST2017-00124
Architect: Paul Zink
Owner: Melton Perry

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) and was last reviewed May 15, 2017.)

Continued one week to Consent with the comment that the architecture is ready for Final Approval.

PROJECT DESIGN AND FINAL REVIEW**E. 1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038
Application Number: MST2017-00084
Owner: Vincent and Tucker
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 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.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-17 and was last reviewed May 30, 2017.)

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

1. The proposed modification request is aesthetically appropriate and compatible with the rest of the proposed project.
2. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
3. The proposed colors are acceptable and appropriate.
4. The scope of the proposed project is not visible from the street.

CONTINUED ITEM**F. 10 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-029
Application Number: MST2017-00374
Owner: Eric Borduas
Architect: Kas Architect

(Proposal for exterior alterations and a 250 square foot interior remodel to an existing 3,060 square foot two-story single-family residence with an attached three-car garage. Exterior alterations include door and window replacements as well as replacing the existing second story wood deck railing with a new glass guardrail and cap. The existing total of 3,060 square feet on a 6,393 square foot lot located in the Hillside Design District is 110% of the maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 10, 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**G. 1585 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-151-012
Application Number: MST2017-00395
Owner: Ferrell 2013 Family Revocable Trust
Designer: Brian Miller

(Proposal for 330 square feet of first and second floor additions on an existing 2,490 square foot, two-story single-family dwelling. The proposal includes a 68 square foot upper level deck and remodel of interior space. The proposed total of 2,820 square feet of development on a 13,047 square foot lot in the Hillside Design District is 69% of the maximum allowed floor-to-lot area ratio (FAR). The project will address violations in the Zoning Information Report ZIR2013-00314. Staff Hearing Officer review is requested for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

(Comments Only. Project requires Staff Hearing Officer Review.)

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

1. The proposed modification request is aesthetically appropriate.
2. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.

NEW ITEM**H. 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.)

Project Design Approval and continued one week to Consent 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

I. 124 PALISADES DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-344-013
Application Number: MST2017-00418
Owner: Robert Pungello
Applicant: Tony Xiques

(Proposal to construct a new 523 square foot second-story deck on an existing 1,738 square foot two-story single-family residence with an attached 465 square foot two-car garage. The existing total of 2,203 square feet of development on an 8,276 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Continued one week to Consent with comments:

1. Restudy the deck size and configuration.
2. Share the proposed plans with the neighbors and work together to achieve neighborhood compatibility.