



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JULY 31, 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. 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 July 24, 2017.)

Final Approval as submitted.

FINAL REVIEW**B. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2014-00110
Owner: Timothy R. Sulger
Architect: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. There is no significant grading proposed.)

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

Final Approval as submitted.

FINAL REVIEW**C. 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.)

Final Approval as submitted.

FINAL REVIEW**D. 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 July 24, 2017.)

Continued one week to Consent with comments:

1. The proposed architectural details and plans are supportable for Final Approval.
2. Screening along the property line was discussed.

FINAL REVIEW**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 (ADU) is not included in the FAR calculations.)

(Final Approval is requested. Project was last reviewed July 24, 2017.)

Final Approval as submitted.

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

Assessor's Parcel Number: 019-102-038
Application Number: MST2017-00084
Owner: Vincent & 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 was obtained for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard modification. A partial approval was granted.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-17 and was last reviewed July 24, 2017.)

Project Design Approval and Final Approval as submitted with the finding made that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

PROJECT DESIGN AND FINAL REVIEW**G. 2126 RIDGE LN A-2 Zone**

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

(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 was obtained for one front yard modification and one interior setback modification.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 054-17 and was last reviewed July 3, 2017.)

Project Design Approval and Final Approval as submitted with the finding made that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM**H. 1431 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-320-038
Application Number: MST2017-00351
Owner: Terry E. Light
Engineer: Greg Van Sande
Contractor: Kelly Construction

(Proposal for structural upgrades to the abutment of an existing bridge on a parcel currently developed with a single-family residential unit.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 3, 2017.)

Project Design Approval and Final Approval as submitted with the finding made that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

CONTINUED 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 24, 2017.)

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

NEW ITEM**J. 1002 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-233-001
Application Number: MST2017-00443
Owner: Bonadeo Family Trust
Contractor: Seguro Construction

(Proposal to replace existing CMU retaining walls and retained soils that failed during a storm event. The walls were located along the front lot line of a single-family dwelling in the Hillside Design District. The proposed project will rebuild the walls to their original configuration and appearance with a sandstone veneer. The project includes new rip-rap and grading improvements for improved drainage purposes. This project will address a violations in Enforcement Case ENF2017-00200.)

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

Project Design Approval and Final Approval as submitted with the finding made 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**K. 1323 E DE LA GUERRA RD E-1 Zone**

Assessor's Parcel Number: 031-141-006
Application Number: MST2017-00442
Owner: Jennifer Gibbons
Applicant: Arturo Fernandez

(Proposal to replace the existing wood shake roof on an existing one-story single-family residence with a new S-Tile roof by Boral in color Merlot Blend. The proposed project is located in the Hillside Design District.)

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

Continued one week to Consent with the comment for the applicant to provide an engineer's note stating that the building cannot structurally support the weight of two-piece clay barrel tile, and s-tile is an appropriate alternative.