



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 7, 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:
 Irma Unzueta, Design Review Supervisor
 Katie Mamulski, Planning Technician
 Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Moticha and James
 Staff present: Mamulski

FINAL REVIEW

A. 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 was requested and approved 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. Project was last reviewed July 31, 2017.)

Continued indefinitely to Consent.

FINAL REVIEW

B. 1903 EL CAMINO DE LA LUZ E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-078
Application Number: MST2016-00216
Owner: Finegold Family Trust
Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(the proposed landscape improvements include repair of an existing 233 square foot wood deck including replacement of existing railing; removal of an existing stone patio and replacement with new concrete patios and stepping pads; relocation of a wood entry gate; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation; and addition of a new wood sliding vehicle entry gate adjacent to the garage. The project also includes abatement of previous zoning violations including 1) The removal of a metal shed in the setbacks, and 2) The removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192). The project is within the Appeal Jurisdiction of the Coastal Zone and required Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 011-17. Project was last reviewed June 13, 2016.)

Continued one week to Consent with comments:

1. Revise the deck material from glass material to the previously reviewed wood material.
2. The proposed plant list and planting plan is acceptable.

CONTINUED ITEM

C. 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 31, 2017.)

Continued one week to Consent with comments:

1. Provide additional photos of the house.
2. Provide installation details.
3. Provide better examples of roof material and colors.

CONTINUED ITEM**D. 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.)

Public Comment:

Correspondence from Gwen Hildred in opposition was acknowledged.

Continued one week to Consent with comments:

1. Show all proposed deck materials.
2. Restudy the door configuration or style to open inward and not outward.
3. Show the proposed trellis and built-in planters.
4. Provide additional and accurate current photographs.
5. Show the existing fence.
6. Reduce the projection by 10 feet.
7. Consider *dodonea viscosa* as an alternative plant material.
8. Provide a horizontal section.

NEW ITEM**E. 2146 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 019-161-001
Application Number: MST2017-00375
Owner: Cheryl Ann II, LLC
Architect: Tai Yeh

(Proposal to construct a new 318 square foot garage addition to an existing 1,430 square foot, one-story, single-family dwelling with an attached 285 square foot one-car garage. The proposed total of 2,033 square feet of development on a 13,649 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot-area ratio (FAR). The proposed project requires Staff Hearing Officer review for a Zoning Modification request for the proposed garage to encroach within two of the required front setbacks.)

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

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

1. The proposed garage addition is aesthetically appropriate and does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. The proposed location is supportable and is not visible from the street.

NEW ITEM

F. 1860 EUCALYPTUS HILL RD A-2 Zone

Assessor's Parcel Number: 015-161-052
Application Number: MST2017-00445
Owner: Frederick G. Graham
Applicant: Jonathon Villegas

(Proposal to add a new 155 square foot deck addition to connect the existing single-family dwelling to an existing second-story accessory building. The proposed materials will match the existing decking. (Separate building permit for the conversion of the existing accessory building to an Accessory Dwelling Unit, not under Design Review.))

(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 two weeks to Consent.

NEW ITEM

G. 1718 PATERNA RD E-1 Zone

Assessor's Parcel Number: 019-182-002
Application Number: MST2017-00446
Owner: Aubrey Trust
Designer: Windsor Design

(Proposal to construct a new 180 square foot shade trellis structure over an existing second-story deck. There are no proposed alterations to the existing house or wood deck.)

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

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

H. 376 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-312-021
Application Number: MST2017-00480
Owner: Peter Cheney
Applicant: Hyun Bae Cho
Architect: Dawn Sherry

(Proposal to construct new exterior stairs connecting a ground level landscaped area to an upper-level deck of an existing three-level single-family dwelling located in the Hillside Design District. Other site improvements include a new cover for the existing pool equipment. No new square footage is proposed.)

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

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.