



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
SEPTEMBER 11, 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
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Miller and James
Staff present: Mamulski

REVIEW AFTER FINAL

A. 1212 SAN MIGUEL AVE **E-3/SD-3 Zone**
Assessor's Parcel Number: 045-050-012
Application Number: MST2015-00367
Owner: Douglas Carman
Designer: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for alterations to the covered entry, window, and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

(Review After Final is requested for a balcony detail revision and exterior lighting fixtures. Project must comply with Staff Hearing Officer Resolution No. 008-16. Project was last reviewed June 6, 2016.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1011 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-241-023
Application Number: MST2015-00623
Owner: Andrew J. Wilson
Architect: Thompson-Naylor

(This is a revised project description. Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer approval was granted for zoning modifications for encroachments into the required front and interior setbacks and to allow an accessory building in the front yard.)

(Review After Final is requested for a redesigned garage, floor plan reconfiguration, and new windows. Project must comply with Staff Hearing Officer Resolution No. 021-16. Project was last reviewed September 5, 2017.)

Item postponed indefinitely at the applicant's request.

PROJECT DESIGN REVIEW**C. 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 approval was granted for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 058-17. Project was last reviewed July 24, 2017.)

Item postponed one week.