



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
SEPTEMBER 18, 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
 Nicole Hernandez, Associate Planner, Urban Historian
 Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Sweeney and James
 Staff present: Hernandez

REVIEW AFTER FINAL

A. 1526 LA VISTA DEL OCEANO DR E-3 Zone
 Assessor's Parcel Number: 035-170-020
 Application Number: MST2015-00094
 Owner: Sailer Family Revocable Trust
 Architect: Don Swann

(Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Review After Final of changes to the garage, deck, balcony, exterior doors, and retaining walls. Project was last reviewed on March 20, 2017.)

Approval of Review After Final with the comment to revise plan Sheet A-4 to show element with no change to the street.

PROJECT DESIGN REVIEW**B. 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 on July 24, 2017.)

Project Design Approval as submitted 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**C. 919 ALEEDA LN****A-2 Zone**

Assessor's Parcel Number: 015-070-014
Application Number: MST2017-00573
Owner: Ok Wave, LLC
Contractor: Pintado Pools

(Proposal for the construction of a new swimming pool, a new water feature wall, and a new spa. Also proposed is a pool equipment enclosure and minor remodeling of the existing pool deck.)

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

Continued indefinitely for applicant to provide a color sample and details.

REVIEW AFTER FINAL**D. 1257 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-009
Application Number: MST2016-00357
Owner: Doug & Joy Maskart 2013 Family Trust
Architect: Fred Sweeney
Engineer: Tom Pillin Van Sande

(Request to legalize an existing as-built development including first- and second-story decks, solarium, handrails, front fence addition, staircase, and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer review is requested to allow the "as-built" 80 square foot solarium, deck, and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for revisions to the solarium and the lower-level deck. Project must comply with Staff Hearing Officer Resolution No. 010-17. Project was last reviewed on September 5, 2017.)

Public Comment:

Emma Brinkman spoke in opposition.

Approval of Review After Final with the comment to correct the French doors recorded date.

NEW ITEM**E. 1045 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-045
Application Number: MST2017-00585
Owner: Greg Anzalone
Applicant: Peggy Wiles

(Proposal for a new 8' x 68' pool approximately 4 feet deep, and associated pool equipment housed within a pool equipment enclosure in the Hillside Design District. The lot is developed with a 4,709 square foot house which is 90% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Continued indefinitely due to the applicant's absence.