



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 2, 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: Sweeney and James
Staff present: Mamulski

A. 1304 CRESTLINE DR

RS-15 Zone

Assessor's Parcel Number: 049-251-001
Application Number: MST2015-00385
Owner: Joseph C. Weber Revocable Trust
Applicant: Hyun Bae Cho
Architect: Sherry & Associates

(Proposal to demolish 151 square feet of the first floor, to construct a 280 square foot first-story addition, 227 square foot second-story addition, two new roof decks, and to convert 2 square feet of the master bedroom to deck area at an existing 2,313 square foot, two-story, single-family residence with an attached 415 square foot, two-car garage. The proposal includes new solar tubes, a new trellis, roof alterations, and an interior and exterior remodel of the dwelling. The proposed total of 3,082 square feet on a 9,756 square foot lot in the Hillside Design District is 81% of the required floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2008-00067.)

(Review After Final is requested for alterations to an existing two-story residence. Alterations include a new pantry, new laundry, new gravel walkway, new driveway, wood trellis, pavers, an ADU conversion, and other site improvements. Project was last reviewed January 19, 2016.)

Continue one week with comments:

1. The Board does not support the frosted glass garage door.
2. Provide the trim color for the trellis
3. Provide a revised color and materials board.
4. Provide the fencing color on the color and materials board.
5. Include sheet L3 in the plans.

6. The side door needs restudy and is not acceptable.

PROJECT DESIGN AND FINAL REVIEW

B. 507 SAN ONOFRE RD

RS-7.5/USS Zone

Assessor's Parcel Number: 051-302-005
 Application Number: MST2016-00403
 Owner: Shannon & Gaston
 Architect: Paul Zink

(This is a revised project description. Proposal for additions and alterations to an existing 1,631 square foot two-story single-family residence with an attached 310 square foot two-car garage. The proposed project includes demolishing the existing garage and constructing a new 445 square foot attached two-car garage with a 422 square foot second-story addition above. Other site improvements include a main floor addition of 70 square feet, 165 square foot deck and stair addition, and an increase in chimney height. The proposed total of 2,568 square feet on a 9,780 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project requires Staff Hearing Officer Review for a modification to allow changes to the basic characteristics of a dwelling that is non-conforming to the front setback.)

(Project Design Approval and Final Approval are requested. Project was last reviewed June 26, 2017.)

Project Design Approval and Final Approval as submitted.

1. The Board made 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.

CONTINUED ITEM

C. 919 ALEEDA LN

RS-25 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed September 18, 2017.)

Project Design Approval and Final Approval as submitted.

2. The Board made 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.

CONTINUED ITEM**D. 1045 CIMA LINDA LN****RS-25 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 on a 1.38 square foot 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. Project was last reviewed September 18, 2017.)

Project Design Approval and Final Approval as submitted.

1. The Board made 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**E. 562 LA MARINA DR****RS-7.5 Zone**

Assessor's Parcel Number: 035-211-006
Application Number: MST2017-00595
Owner: Godar Living Trust

(Proposal for additions and alterations to an existing 1,816 square foot one-story single residential unit with an attached 453 square foot two-car garage. The proposal includes a 181 square foot one-story addition, interior remodel, new windows, and new asphalt shingles. The proposed total of 2,450 square feet of development on a 33,106 square foot lot located in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Continue one week with comments:

1. Provide the window detail.
2. Provide the permeable paver information.
3. Provide a color and materials board.
4. Have driveway reviewed by the Zoning Department.
5. The Board supported the proposed changes.

NEW ITEM**F. 271 SAN RAFAEL AVE****RS-7.5/CZ Zone**

Assessor's Parcel Number: 045-141-001
Application Number: MST2017-00605
Owner: Gregory St. Clair
Agent: Ellen Bildsten

(Proposal for alterations to an existing two-story single residential unit. Alterations include extending the front door landing and handrails, adding an eyebrow roof above the garage door, new garage door, new windows and doors, three new skylights, new siding, and a re-roof. The existing total of 1,616 square feet of development on a 6,534 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Continue two weeks with comments:

1. Provide permit information for the water heater.
2. Provide the neighborhood compatibility analysis for the roof material.
3. Provide a sample of the roof material.
4. Provide additional photos.

NEW ITEM**G. 322 E ALAMAR AVE****RS-7.5 Zone**

Assessor's Parcel Number: 053-202-001
Application Number: MST2017-00619
Owner: Michael D. Gurven
Applicant: Amy Von Protz

(Proposal to construct a 215 square foot wood trellis within the secondary front yard. Also proposed are a new exterior light fixture, the removal of one existing window, and the removal of an unpermitted wood trellis within the front yard setback. The existing total of 2,641 square feet of development on a 9,014 square foot lot is 77% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Continue one week with comments:

1. Provide a color and materials board.
2. Update the scope of work to include 2.1R Abatement.