



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 9, 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: Moticha and Richards
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 333 EL CIELITO RD RS-1A Zone
 Assessor's Parcel Number: 021-083-005
 Application Number: MST2016-00176
 Owner: Emmerson Family Revocable Trust
 Applicant: Lindsay Emmerson

(This is a revised project description. Proposal to permit and relocate an "as-built" 96 square foot shed, to construct a new 439 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,912 square feet on a 1.75 acre lot in the Hillside Design District is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet in height within 10 feet of a front lot line. Two 9' x 18' feet uncovered parking spaces are proposed on an existing paved driveway. The project required Staff Hearing Officer review for requested zoning modifications to allow the accessory structures in the front yard and to allow the total detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

(Review After Final is requested for revisions to the previously approved yurt. Project was last reviewed January 23, 2017.)

Continue indefinitely with comments:

1. The Board asked that the screening along the bottom of the yurt be retained and vents be added.

2. The Board supported the proposed landscaping and suggested including Bird of Paradise in the landscaping plan.
3. The revised deck is supportable.
4. Return with railings shown on the plans.

REVIEW AFTER FINAL

B. 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 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 October 2, 2017.)

Approval of Review After Final as submitted.

CONTINUED ITEM

C. 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. Project was last reviewed October 2, 2017.)

Continue indefinitely due to the applicant's absence.

CONTINUED ITEM**D. 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. Project was last reviewed October 2, 2017.)

Postpone indefinitely at the applicant's request.

CONTINUED ITEM**E. 1404 MISSION RIDGE RD****RS-25 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2016-00515
Owner: William A. Weathers
Landscape Architect: Earthform Design

(Proposal to construct a new 476 square foot detached one-story storage building at the rear of the existing 25,067 square foot lot developed with a one-story single family residence located in the Hillside Design District. No alterations are proposed to the existing residence. The proposal includes a total of 500 cubic yards of cut and fill grading to be balanced on site, four new tiered site allen block retaining walls varying from 3 to 5 feet in height totaling 200 linear feet, and new on-grade steps.)

(Action may be taken if sufficient information is provided. Project was last reviewed November 28, 2016.)

Project Design Approval and Final Approval with comment 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**F. 959 CARRILLO RD RS-15 Zone**

Assessor's Parcel Number: 029-262-009
Application Number: MST2017-00628
Owner: Anne L. Shaw
Designer: Shaun Lynch

(Proposal to construct 156 square feet of first-floor additions to an existing 1,120 square foot one-story, single residential unit with a detached 180 square foot, one-car garage. The project includes new windows to match the existing in profile and color, a new Juliet balcony off the master bedroom, a rebuilt retaining wall, and removal of an existing shed from the required interior setback. The project also proposes a reconfiguration and remodel of interior spaces as well as the replacement of electrical and mechanical systems. The proposed total of 1,276 square feet of development on a 7,970 square foot lot located in the Hillside Design District is 40% of the maximum allowable floor-to-lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2016-00226.)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

Project Design Approval and Final Approval with comment 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**G. 1317 SANTA TERESITA DR RS-1A Zone**

Assessor's Parcel Number: 055-141-048
Application Number: MST2017-00627
Owner: Ian A. & Sandra L. Wood Revocable Trust
Architect: Blackbird Architects

(Proposal for foundation repair and an interior remodel of the main living spaces of an existing single-story, single residential unit. The proposed project includes window and door changes to match existing, relocating the chimney, and replacing exterior lighting fixtures. The existing total of 3,432 square feet of development on a 1.62 acre lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

Project Design Approval and Final Approval with comment 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. 1839 E LAS TUNAS RD****RS-1A Zone**

Assessor's Parcel Number: 019-083-010
Application Number: MST2017-00641
Owner: Stefan F. Olander

(Proposal to demolish an existing 316 square foot deck and construct a new 705 square foot deck, guardrail, and trellis on an existing 1,682 square foot, one-story, single residential unit with a detached 329 square foot garage. The proposed project also includes replacing the existing bedroom window with new French doors. The existing total of 2,011 square feet of development on a 16,134 square foot lot located in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

Project Design Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Include the flagstone, stairs, and landscape alterations in the scope of work and on the plans.
3. Provide the structural beam renderings of the deck and include it on the rear elevation.