



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 16, 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. 1011 ARBOLADO RD RS-15 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.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 511 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: The Cearnal Collective, LLP

(Proposal to construct a 4,656 square foot, one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Review After Final is requested for a revised landscape plan. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed August 21, 2017.)

Public Comment:

Correspondence from James Houck with concerns was acknowledged.

Approval of Review After Final as submitted.

FINAL REVIEW**C. 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).)

(Final Approval is requested. Project was last reviewed August 14, 2017.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**D. 1609 MOUNTAIN AVE****RS-6 Zone**

Assessor's Parcel Number: 043-201-009
Application Number: MST2016-00256
Owner: Kyle T. Phillips & Jennie L. Jacobs
Applicant: Tony Xiques

(Proposal to legalize an "as-built" 134 square foot one-story addition at the rear of the dwelling and to permit an "as-built" 48 inch high fence and gate at the front of property to an existing 1,005 square foot single-family dwelling with a detached 190 square foot garage. The proposed total of 1,329 square feet on a 5,000 square foot lot is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Height exception is required to allow the over height fence at the property. Staff Hearing Officer approval was granted to allow the "as-built" addition to encroach into the required Open Yard area. The project will address violations outlined in a Zoning Information Report (ZIR2015-00565).)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 058-16. Project was last reviewed July 5, 2016.)

Project Design Approval and Final Approval with the 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.

CONTINUED ITEM**E. 271 SAN RAFAEL AVE****E-3/SD-3 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 re-roofing. 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. Project was last reviewed October 2, 2017.)

Item postponed indefinitely at the applicant's request.

NEW ITEM**F. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012
Application Number: MST2017-00652
Owner: Porter Family Trust
Architect: John Beauchamp

(Proposal for minor repairs and improvements to an existing one-story single-unit residence and detached garage located in the Hillside Design District. The proposed project consists of the replacement of existing windows and doors, removing an existing fireplace at the rear facade for a new window opening, and adding a new entry trellis. No new square footage is proposed.)

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

Continue one week with comment to include the window and trellis detail on the plans.

NEW ITEM**G. 812 ALSTON LN****RS-25 Zone**

Assessor's Parcel Number: 015-120-023
Application Number: MST2017-00655
Owner: Walter K. Moore Revocable Trust

(Proposal to remodel the existing 14 x 28 foot pool and 6 x 8 foot spa of a single residential unit located in the Hillside Design District. The proposed project also includes a new pool equipment enclosure of approximately 22 linear feet, new automatic pool cover, pool equipment, and 1,815 square feet of concrete paving.)

(Comments Only. Project requires Environmental Assessment and must comply with Tier 3 Storm Water Management Program.)

Continue indefinitely due to the applicant's absence.

NEW ITEM**H. 11 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-120-001
Application Number: MST2017-00653
Owner: Leanne Baker Separate Property Trust

(Proposal to enclose the existing breezeway in an existing 1,780 square foot residence with an attached 438 square foot two-car garage and 313 square foot guest room. The project includes new and replaced doors and windows, a new roll-up garage door, replacement of the stucco on the front elevation with board and batten siding, exterior paint alterations, and a new LED light fixture above the garage. The project also includes a reconfiguration of interior spaces. The proposed total of 2,912 square feet of development on a 33,930 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Continue indefinitely due to the applicant's absence.