



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
DECEMBER 4, 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. 523 CONEJO RD

RS-1A Zone

Assessor's Parcel Number: 019-062-008
Application Number: MST2014-00212
Owner: Gina Y. Han
Applicant: Ali Jeevanjee
Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for zoning modifications.)

(Review After Final is requested for door and window alterations. Project must comply with Staff Hearing Officer Resolution No. 050-14 and was last reviewed January 11, 2016.)

Continued indefinitely to the Full Board with comments:

1. Provide clarification of the location of the front door.
2. Clarify the driveway location and materials.

FINAL REVIEW**B. 520 STANLEY DR RS-7.5/USS Zone**

Assessor's Parcel Number: 051-191-019
Application Number: MST2017-00324
Owner: Alma Bayquen 2014 Revocable Trust
Designer: Louis Robinson

(Proposal to construct a new 515 square foot second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. Other site improvements include a new trash enclosure; new tank-less water heater and solar panels are proposed under a separate permit. The proposed total of 2,470 square feet of development on a 6,440 square foot lot is 88% of the maximum allowable floor-to-lot-area ratio (FAR).)

(Final Approval is requested. Project was last reviewed November 13, 2017.)

Final Approval as submitted.

FINAL REVIEW**C. 825 ROBLE LN RS-15 Zone**

Assessor's Parcel Number: 019-252-008
Application Number: MST2016-00048
Owner: Bell Family Trust
Applicant: Suzanne Elledge Planning & Permitting
Architect: Kent Mixon

(This is a revised project description. The proposed project would add a new 645 square foot third story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 317 square foot deck at the third-floor level with a trellis, chimney, and fireplace; a 155 square foot first-floor addition; and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,944 square feet on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing Officer review occurred for front and interior setback modifications.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-16 and was last reviewed July 10, 2017.)

Final Approval as submitted.

FINAL REVIEW**D. 945 ARBOLADO RD****RS-15 Zone**

Assessor's Parcel Number: 019-241-004
Application Number: MST2017-00549
Owner: Brad & R Merritt
Architect: Chris Cottrell
Engineer: Ashley Vance

(Proposal for a remodel and additions to an existing 2,540 square foot single-unit residence located in the Hillside Design District. The project includes a 34 square foot first-floor addition, 204 square foot basement-level addition, and converting the existing carport into a two-car garage. The project will provide 837 square feet of rear decks. The proposed total of 3,165 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed November 13, 2017.)

Final Approval with the condition that the top panel of the garage door may be glass; however, the rest of the door must be solid.

NEW ITEM**E. 1382 SANTA RITA CIR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-192-011
Application Number: MST2017-00788
Owner: Marc Mendoza
Applicant: Mark Morando

(Proposal for window replacements and new skylights on an existing single residential unit. The proposed project includes replacing the existing kitchen bay window with a larger custom window, replacing the second-floor stairwell window with a new fixed window, and adding three new skylights with a parapet wall on the front elevation. There is no new square footage proposed to the existing single residential unit.)

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

Project Design Approval and continue indefinitely 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. Return with details and clarified drawings.