



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
APRIL 9, 2018

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:
Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Sweeney and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 1806 LIGHTHOUSE WAY **E-3/SD-3 Zone**
Assessor's Parcel Number: 045-400-002
Application Number: MST2015-00497
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 2: Proposal for a new 2,244 square foot, two-story, single-family residence with a 460 square foot attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut grading of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 7,508 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 88% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for minor patio addition.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1804 LIGHTHOUSE WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-400-003
Application Number: MST2015-00499
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 3: Proposal for a new 2,281 square foot, two-story, single-family residence with a 443 square foot attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of cut and fill grading of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 8,157 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 3 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for minor patio addition.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**C. 210 BALBOA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008
Application Number: MST2014-00532
Owner: 210 Balboa Partners
Architect: Bill Wolf

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

(Review After Final is requested for minor exterior alterations to windows, doors, and finishes.)

Approval of Review After Final as submitted.

NEW ITEM**D. 1931 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-382-017
Application Number: MST2018-00149
Owner: Phillip and Barbara Pennington Living Trust

(Proposal to abate violations in ZIR2017-00465, which include removing a bathtub in the accessory room attached to garage and permitting two new windows. Other site improvements include new landscaping. A Minor Zoning Exception is requested to allow a new 7' high wall to exceed 3.5' in height within 10' from the front lot lines along Garden and Mission Street. There is no new square footage proposed to the existing 2,372 square foot single residential unit with a 522 square foot attached two-car garage.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.)

Continue one week to Consent with comments:

1. Provide garage door, gate, and fence details.
2. Provide paint colors on a colors/materials board.

NEW ITEM**E. 803 LITCHFIELD LN****RS-15 Zone**

Assessor's Parcel Number: 041-181-005
Application Number: MST2018-00148
Owner: Mark and Sue Stagis
Designer: Amy Von Protz

(Proposal for 288 square feet of ground floor additions to an existing 1,143 square foot, one-story, single-family dwelling with an attached 556 square foot two-car garage. The project includes the conversion of 176 square feet of the garage into habitable space, a new 308 square foot deck in the rear yard, and a remodel of interior spaces. The proposed total of 1,987 square feet of development on a 22,785 square foot parcel in the Hillside Design District is 43% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2012-00133.)

(Comments Only. Project requires Environmental Assessment.)

Continue indefinitely to Consent with comments:

1. Return with a colors/materials board.
2. Provide a cut sheet for the door.
3. Identify the light fixtures on the plans and elevations.

NEW ITEM**F. 612 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-002
Application Number: MST2017-00771
Owner: Nima Yayavi

(Proposal to abate violations in ENF2017-00666 and ZIR2016-00209, which include permitting unpermitted site walls and stairs, removing an unpermitted storage shed from the required setback, and removing attic stairs in the interior of an existing single residential unit. Staff Hearing Officer review is requested to allow the unpermitted walls and stairs to remain within the required front setback. A Minor Zoning Exception is requested to allow the unpermitted walls to exceed 3.5' in height within 10' from the front lot line. There is no new square footage proposed to the existing single residential unit.)

(Comments Only. Project requires Staff Hearing Officer review.)

Continue indefinitely to the Staff Hearing Officer for return to Consent with comments:

1. The proposed wall is aesthetically appropriate.
2. The proposed size, scale, and height are appropriate and consistent with the neighborhood.
3. Return with a colors/materials board.

NEW ITEM**G. 1542 KNOLL CIRCLE DR****RS-15 Zone**

Assessor's Parcel Number: 015-142-012
Application Number: MST2018-00158
Owner: Scott and Judi Nelson
Architect: Jason Grant

(Proposal for window replacements to an existing single residential unit located in the Hillside Design District. Other site improvements include an interior remodel. No new square footage is proposed to the existing single residential unit.)

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

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, with the condition that the window improvements shall match the inked-in changes noted on plan Sheet A1.1.