



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
APRIL 23, 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: Miller and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 1704 LA VISTA DEL OCEANO DR RS-15 Zone
Assessor's Parcel Number: 035-480-060
Application Number: MST2005-00019
Owner: Claudia Arango
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

(Review After Final is requested for substantial unpermitted interior and exterior alterations. Project was last reviewed April 16, 2018.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 758 JUANITA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-073-010
Application Number: MST2017-00786
Owner: Hubbard 2003 Living Trust

(Proposal to construct a 914 square foot addition to an existing 1,145 square foot single residential unit with a 406 square foot attached garage. The proposed project also includes an interior remodel of 1,205 square feet, a new garage door, and a new stone veneer chimney. The proposed total of 2,465 square feet of development on a 13,242 square foot lot located in the Hillside Design District is 60% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted to allow the residential addition to encroach into the required interior setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 010-18. Project requires compliance with Tier 3 Storm Water Management Program (SWMP). Project was last reviewed April 2, 2018.)

Final Approval as submitted.

FINAL REVIEW**C. 1346 MANITOU RD****RS-15 Zone**

Assessor's Parcel Number: 049-210-010
Application Number: MST2018-00145
Owner: Lewis E. Manning
Architect: David Winitzky

(Proposal to install a new 17-foot high 15,000 gallon galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade. Approximately 38.5 cubic yards of excavation is proposed, to be redistributed at adjacent grade. There is no new square footage proposed to the existing single residential unit.)

(Final Approval is requested. Project was last reviewed April 16, 2018.)

Final Approval as submitted.

FINAL REVIEW**D. 23 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-020
Application Number: MST2017-00073
Owner: Cameron Shaw
Architect: Jeff Shelton

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

(Final Approval is requested. Project was last reviewed April 2, 2018.)

Final Approval as submitted.

FINAL REVIEW**E. 615 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-346-006
Application Number: MST2018-00182
Owner: John W. Mohr & Lael E. Foster Trust
Designer: Anna Lehr Uden
Contractor: Allen Construction

(Proposal for alterations to an existing 1,912 square foot single residential unit with an attached 154 square foot one-car garage and a 228 square foot one-car carport. The proposed project includes a new exterior accessible lift and 48 square foot landing deck at the rear of the existing residence and associated new site work including access site path and lighting. Other site improvements include structural repairs to the existing carport and deck above, door and window alterations and partial interior remodel. No new square footage is proposed to the existing residence. The existing total of 2,294 square feet of development on a 4,227 square foot lot located in the Hillside Design District is 102% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed April 16, 2018.)

Final Approval as submitted.

NEW ITEM**F. 217 NORTHRIDGE RD RS-1A Zone**

Assessor's Parcel Number: 055-120-010
Application Number: MST2018-00192
Owner: Jeffrey E. Rohde

(Proposal for additions and alterations to an existing 2,019 square foot one-story single residential unit with a 449 square foot two-car garage and a 248 square foot pool cabana. The proposed project includes an entry enclosure which results in the addition of 160 square feet. Other site improvements include an interior remodel, relocation of a water heater, and three new doors and two new windows. The proposed total of 2,876 square feet of development on a 30,130 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 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. 49 CEDAR LN RS-15 Zone**

Assessor's Parcel Number: 015-094-001
Application Number: MST2018-00204
Owner: Thomas Lee Harnetiaux
Agent: Corine Del Campo

(Proposal for a re-roof on an existing single residential unit located in the Hillside Design District. The proposal includes the removal of an existing asphalt shingle roof and replacing it with a new flat pan standing seam metal roof in color "Black".)

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

Continued indefinitely to Full Board with the comment that the Board finds the proposed roof replacement incompatible with the existing neighborhood.