



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MAY 7, 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. 715 WESTWOOD DR **RS-15 Zone**
Assessor's Parcel Number: 041-202-015
Application Number: MST2017-00783
Owners: Larry Rennacker and Pamela Allman

(Proposal to permit two unpermitted 5' tall retaining walls at the rear of an existing single residential unit. The proposed project will address violations in enforcement case ENF2016-01842.)

(Review After Final is requested for revisions to the approved landscape plan. Project was last reviewed December 18, 2017)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 965 W MOUNTAIN DR****RS-1A Zone**

Assessor's Parcel Number: 021-050-026
Application Number: MST2013-00047
Owner: Bruce Hayashi
Applicant: Sophie Calvin

(Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition, and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for two additional 5,000 gallon storm water tanks approximately 7 feet in height. Project was last reviewed July 29, 2013)

Approval of Review After Final with the comment that the applicant is encouraged to add additional landscape screening that complies with High Fire standards.

FINAL REVIEW**C. 108 ONTARE HILLS LN****RS-1A Zone**

Assessor's Parcel Number: 055-160-056
Application Number: MST2017-00582
Owner: Jack and Pauli Maxwell

(Proposal to construct a new 3,452 square foot, one-story, single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Grading on site will consist of approximately 110 cubic yards of cut and 110 cubic yards of fill to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program. Project was last reviewed April 30, 2018.)

Final Approval as submitted.

NEW ITEM

D. 29 VIA ALICIA

RS-15 Zone

Assessor's Parcel Number: 015-311-007
Application Number: MST2018-00237
Owner: Young Family Trust
Applicant: Stephen Young

(Proposal to convert the existing two-car carport to a garage by installing two new garage doors. The color of the garage doors are proposed to be "Almond" to match the existing color of the carport. There is no new square footage proposed to the existing single residential unit located in the Hillside Design District.)

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

Continue indefinitely to Consent with the comment to provide confirmation that Zoning and Transportation staff support the conversion of the carport to a garage.