



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JULY 2, 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: James and Moticha
Staff present: Mamulski

REVIEW AFTER FINAL

A. 53 VISTA DEL MAR DR E-3/SD-3 Zone
Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing a 6-foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District, and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the non-appealable portion of the parcel.)

(Review After Final is requested for removal of skylights, revisions to fixtures, hardscape, equipment and other minor alterations. Project was last reviewed September 8, 2015.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1686 LAS CANOAS RD****RS-1A Zone**

Assessor's Parcel Number: 021-072-007
Application Number: MST2015-00573
Owner: Linda Kiefer
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review was requested and approved for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Review After Final is requested for horse feeding structures, pasture shelters, fencing, two water storage tanks, bio-swale alterations and revisions to the driveway material. Project was last reviewed November 27, 2017.)

Continue indefinitely to the Full Board.

FINAL REVIEW**C. 803 LITCHFIELD LN****RS-15 Zone**

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

(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.)

(Final Approval is requested. Project was last reviewed May 29, 2018.)

Final Approval as submitted.

NEW ITEM**D. 317 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-121-015
Application Number: MST2018-00205
Owner: Suzanne Kaljian Cohen
Architect: NMA Architects
Contractor: Kifer Construction

(Proposal to demolish an existing 723 square foot detached accessory building and construct a new 795 square foot detached accessory building comprising a two-car garage for the main dwelling unit and a one-car garage bay for a 638 square foot Accessory Dwelling Unit (ADU) above. The proposed project includes a new trellis, pool, spa and associated equipment to be located in the rear yard. Approximately 490 cubic yards of cut and 220 cubic yards of fill will occur on site, of which 200 cubic yards will be exported off site.)

(Comments Only. Project requires Environmental Assessment.)

Continue indefinitely with the comment that the trellis, pool, and garage are aesthetically appropriate and compatible with the primary residence.

NEW ITEM**E. 840 CIMA LINDA LN****RS-25 Zone**

Assessor's Parcel Number: 015-162-019
Application Number: MST2018-00295
Owner: John Wigle
Applicant: Chris Dentzel

(Proposal for a new 7-foot tall driveway gate and widened driveway throat at an existing 6,064 square foot two-story single residential unit with an attached 828 square foot three-car garage. The proposed project also includes permitting an unpermitted second story balcony on the north elevation and an unpermitted change from a door to a balcony on the south elevation. This project will address violations in Zoning Information Report ZIR2017-00300.)

(First Concept Review. Comments Only.)

Continue indefinitely.