



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 6, 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: Moticha and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 81 CHASE DR RS-15 Zone
Assessor's Parcel Number: 015-020-014
Application Number: MST2017-00301
Owner: West Bluff Capital, Inc.
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, and a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

(Review After Final is requested for a revised retaining wall and concrete wall extension. Project was last reviewed January 29, 2018.)

Continue one week to Consent with the comment to return with details of the wire mesh rail.

FINAL REVIEW**B. 1805 LIGHTHOUSE WAY****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-400-004
Application Number: MST2015-00606
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne, Architect

(Lot 4: Proposal for a new 2,388 square foot, two-story, single-family residence with a 400 square foot attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,788 square feet on a newly created 7,787 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 4 of a five-lot subdivision approved under MST2006-00476.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on April 4, 2016.)

Final Approval as submitted.

CONTINUED ITEM**C. 1789 CALLE PONIENTE****RS-6 Zone**

Assessor's Parcel Number: 041-021-017
Application Number: MST2018-00381
Owner: Thomas and Joan Gilles
Architect: Don Swann

(Proposal to revise the driveway configuration for an existing vacant parcel located within a single residential unit zone. The existing driveway is an easement that serves the parcel to the south. Approximately 58 cubic yards of cut and fill grading will occur on site. Other site improvements include new site retaining walls varying in height from 2'-6" to 4'-0".)

(Action may be taken if sufficient information is provided. Project was last reviewed July 30, 2018.)

Final Approval as submitted.

NEW ITEM**D. 3340 Foothill Rd RS-1A Zone**

Assessor's Parcel Number: 055-160-036
Application Number: MST2018-00388
Owner: Jonathan S. Kenney, Revocable Trust

(Proposal for an addition and alterations to an existing 2,624 single residential unit with an 801 square foot garage and 519 square feet of storage areas. The proposed project consists of an 80 square foot addition at the rear of the house to be located under the existing roof. Other site improvements include an interior remodel and relocating the pool equipment. The project will also address violations in Enforcement Case ENF2002-01120 and Zoning Information Report ZIR2010-00473. The proposed total of 4,205 square feet of development on a 67,469 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Continue one week to Consent with the comment that the proposed addition is aesthetically appropriate.

NEW ITEM**E. 1811 Prospect Ave R-2 Zone**

Assessor's Parcel Number: 027-063-009
Application Number: MST2018-00395
Owner: Niko Abondolo
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

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

Item postponed two weeks at the applicant's request.

NEW ITEM**F. 1114 BEL AIR DR****RS-6 Zone**

Assessor's Parcel Number: 043-270-010
Application Number: MST2018-00400
Owner: David Zisman
Designer: Jerry Rocci

(Proposal for a deck repair and addition to an existing raised deck at the rear of an existing single residential unit. The proposed project includes repairing the existing 1,113 square foot deck and adding a new 565 square foot connected deck. Other site improvements include a new hot tub on the lower deck, an outdoor kitchen area, integrated planters, a fountain at the front entry, new 8-foot tall hedges and fencing surrounding the property and a new driveway gate. There are no proposed alterations to the existing single residential unit or the attached two-car garage.)

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

Continue indefinitely to the Full Board with the comments:

1. Study using a cable railing instead of the proposed glass railing.
2. Demonstrate or show on the plans the distance the proposed deck is from the neighboring house.

NEW ITEM**G. 2444 SANTA BARBARA ST****RS-15 Zone**

Assessor's Parcel Number: 025-042-003
Application Number: MST2018-00410
Owner: West Bluff Capital, Inc.

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

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

Continue indefinitely to the Full Board with the comment to demonstrate how the proposed alterations are consistent with the neighborhood.

NEW ITEM

H. 2515 CLIFF DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-272-033
Application Number: MST2018-00396
Owner: Daniel and Barbara Jelks, Revocable Trust
Designer: Jason Grant Design Studio

(Proposal to abate violations in Enforcement Case ENF2018-00040 by requesting approval for the unpermitted slope repair, unpermitted walls and steps, and the unpermitted pump shed and spa. There are no proposed alterations to the existing single residential unit.)

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

Continue indefinitely to Consent with the comments:

1. The walls are aesthetically appropriate.
2. Provide details of how the pump shed fits in with the rest of the site.
3. Provide a preliminary landscape plan.