



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 13, 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: Richards and Moticha
Staff present: Pilar Plummer, Planning Technician (HLC)

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 August 6, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1028 OLIVE ST****R-M Zone**

Assessor's Parcel Number: 029-230-017
Application Number: MST2015-00583
Owner: Adelaida Ortega
Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provide. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Review After Final is requested for a revision from a duplex to a single residential unit and revised landscape plan. Project was last reviewed January 9, 2017.)

Approval of Review After Final as submitted.

FINAL REVIEW**C. 1632 LA VISTA DEL OCEANO DR****RS-15 Zone**

Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. The project includes an Administrative Exception to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

(Final Approval is requested. Project was last reviewed June 11, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**D. 824 SUMMIT RD****RS-25 Zone**

Assessor's Parcel Number: 015-172-024
Application Number: MST2018-00115
Owner: Towbes-Lewis 2016 Trust
Architect: Daniel Longwill

(Proposal to construct a 665 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 4,114 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed April 2, 2018.)

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 comment that the project has no negative impacts to existing trees or public views.

PROJECT DESIGN AND FINAL REVIEW**E. 2111 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-017
Application Number: MST2017-00079
Owner: Ada E. Holcombe Trust

(Proposal to remodel an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, repainting and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and received Planning Commission review for a Coastal Development Permit (CDP).)

(Project Design Approval and Final Approval are requested. Project was last reviewed July 30, 2018.)

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 acknowledgement that no trees are being removed from the project site.

CONTINUED ITEM**F. 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 removal of the pool and 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. Project was last reviewed August 6, 2018.)

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. 3102 FOOTHILL RD RS-7.5 Zone**

Assessor's Parcel Number: 055-193-018
Application Number: MST2018-00399
Owner: Victoria LaFond
Contractor: Seguro Construction

(Proposal to replace an existing site wall and retaining wall that was destroyed in a storm. The project proposes a "like-for-like" replacement with new footings and design. A Minor Zoning Exception is requested to allow the proposed wall to exceed 3.5 feet in height within 10 feet from the front lot line. There are no proposed alterations to the exiting single residential unit.)

(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 wall height allowances.)

Project Design Approval, Final Approval, and Minor Zoning Exception Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The following Minor Zoning Exception criteria have been met as stated in SBMC 30.140.110.E.2.a, for the proposed additional wall height allowances, as follows:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;

- d. The improvement will be compatible with the existing development and character of the neighborhood; and
- e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

NEW ITEM

H. 2441 CALLE GALICIA

RS-15 Zone

Assessor's Parcel Number: 041-412-006
Application Number: MST2018-00402
Owner: Noel Lucky
Applicant: Tom McMahon

(Proposal for alterations to an existing 1,910 square foot single residential unit with an attached 455 square foot two-car garage. The proposed project includes elevating a 480 square foot portion of the existing roof 42" in height, adding a 30'x16' covered patio, a new spa and the replacement of exterior doors and windows. A Minor Zoning Exception is required for the roof height increase within the required front setback. The proposed project will address violations in Zoning Information Report ZIR2017-00482.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.165.040.B.1, for the proposed height and volume increase in the setback.)

Public Comment:

1. Daniel L. Soukup spoke of concern due to the proposed raising of the roof line, architecture, and consistency with design guidelines.
2. Correspondence in support from Ronald Zonen, Kim Mason, and Paul Kahn were acknowledged.

Project Design Approval, Final Approval, and Minor Zoning Exception Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The following Minor Zoning Exception criteria have been met as stated in SBMC 30.165.040.B.1, for the proposed height and volume increase in the setback, as follows:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.