



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
SEPTEMBER 17, 2018

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

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

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. 33 LAS ALTURAS CIR RS-1A Zone
 Assessor's Parcel Number: 019-121-006
 Application Number: MST2017-00124
 Owner: Melton Perry
 Architect: Paul Zink

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

(Review After Final is requested for material changes, landscape lighting, and changes to flatwork. Project was last reviewed July 31, 2017.)

Approval of Review After Final as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 1901 GIBRALTAR RD****RS-1A Zone**

Assessor's Parcel Number: 021-082-009
Application Number: MST2018-00352
Owner: Jerry Simmons
Architect: Michael Blatt

(Proposal for additions and alterations to an existing 2,229 square foot two-story single residential unit with an existing 435 square foot two-car carport and a 429 square foot two-car garage. The proposed 1,537 square foot first-floor addition consists of converting the existing carport and storage into habitable areas. Other site alterations include converting the existing garage into a 440 square foot carport, converting the existing roof area over the current carport into an uncovered deck and replacing the existing deck railing and adding a new trellis at rear of house. The proposed total of 4,206 square feet of development on an acre lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed August 20, 2018.)

Project Design Approval and continue indefinitely 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. Return with a sample of the proposed permeable paver material.

PROJECT DESIGN AND FINAL REVIEW**C. 612 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-002
Application Number: MST2017-00771
Owner: Yayavi Nima

(Proposal to abate violations in ENF2017-00666 and ZIR2016-00209 which include permitting unpermitted site walls and stairs, removing an unpermitted storage shed from the required setback and removing attic stairs in the interior of an existing single residential unit. Staff Hearing Officer approval was granted to allow the unpermitted walls and stairs to remain within the required front setback. A Minor Zoning Exception is requested to allow the unpermitted walls to exceed 3.5' in height within 10 feet from the front lot line. There is no new square footage proposed to the existing single residential unit.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 036-18 and was last reviewed April 9, 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.

PROJECT DESIGN AND FINAL REVIEW**D. 1540 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-018
Application Number: MST2018-00168
Owner: Harding 2003 Revocable Trust
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square foot two-story single residential unit with a detached 384 square foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square foot addition. The proposal also includes a second-floor remodel of 328 square feet and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for an Interior Setback Modification request to allow window changes within the western interior setback.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 040-18, and was last reviewed April 30, 2018.)

Item postponed one week due to the applicant's absence.

PROJECT DESIGN REVIEW**E. 1031 MISSION RIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 019-031-007
Application Number: MST2018-00456
Owner: Jenkins Family Revocable Trust
Architect: Barefoot Design
Engineer: Michael Gerenser
Contractor: Millar and Associates Design

(Proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(Project Design Approval is requested. Project was last reviewed September 10, 2018.)

Item postponed one week at the applicant's request.

NEW ITEM**F. 2434 CALLE MONTILLA****RS-15 Zone**

Assessor's Parcel Number: 041-391-006
Application Number: MST2018-00473
Owner: Larry and Annette Weiser
Architect: Tom Henson

(Proposal for alterations to an existing 1,926 square foot two-story single residential unit with an attached 482 square foot two-car garage. The proposed project includes converting 25 square feet of the garage to habitable area and removing 88 square feet of a second-story deck. Other site improvements include new doors and windows, replacing the exterior finish with board and batten siding, an interior remodel and new railing on the second-story deck. The proposed total of 2,408 square feet of development on a 9,041 square foot lot located in the Hillside Design District is 70% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Item continued indefinitely at the applicant's request.

NEW ITEM**G. 49 CEDAR LN****RS-15 Zone**

Assessor's Parcel Number: 015-094-001
Application Number: MST2018-00482
Owner: Thomas Lee Harnetiaux
Contractor: Joel's Roofing & Gutter Co. Inc.

(Proposal to re-roof an existing single residential unit located in the Hillside Design District. The proposed project includes removing the existing grey shake shingled roof and replacing it with a new matte black standing seam metal roof.)

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

Item continued two weeks to the Full Board.