



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 1, 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: Miller and Richards
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 3218 CAMPANIL DR		RS-1A Zone
Assessor's Parcel Number:	047-110-017	
Application Number:	MST2018-00095	
Owner:	Richard and Mary Compton, Trustees	
Architect:	Jeffrey Berkus	
Applicant:	Rebecca Berkus	
Contractor:	Dave Young	

(Proposal for exterior and interior alterations to an existing 6,385 square foot single residential unit with an existing 1,131 square foot garage. The proposed project includes new windows and doors, new shade structures, an eave extension, flatwork, and a re-roof. Other site improvements include the removal of an existing water feature and gazebo. Interior improvements include remodels and a master bathroom addition. The proposed total of 7,984 square feet of development on a 70,340 square foot lot located in the Hillside Design District is 150% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a sun shade extension and window and door revisions. Project was last reviewed March 12, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 620 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-006
Application Number: MST2018-00238
Owner: Clarence Banks
Agent: Mark Morando

(Proposal to permit an unpermitted wall and guardrail built on the front property line. The project will abate the violation in enforcement case ENF2012-00261. A Minor Zoning Exception is requested to allow the 6'2" existing wall and guardrail to exceed 3.5' in height within ten feet from the front lot line. There are no proposed alterations to the existing single residential unit.)

(Review After Final is requested for a revised wall design. Project was last reviewed May 29, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**C. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-009
Application Number: MST2014-00411
Owner: C. & M. Hofman, Revocable Trust
Architect: Tom Meaney
Designer: Al Winsor
Contractor: Chad Walker

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio (FAR). This project includes Planning Commission review for a Coastal Development Permit (CDP).)

(Review After Final is requested for revisions to landscape, materials, irrigation and fence details. Project must comply with Planning Commission Resolution No. 017-15, and was last reviewed July 5, 2016.)

Approval of Review After Final as submitted.

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.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 040-18, and was last reviewed September 24, 2018.)

Final Approval as submitted.

NEW ITEM**E. 452 FELLOWSHIP RD****RS-7.5 Zone**

Assessor's Parcel Number: 041-252-049
Application Number: MST2018-00480
Owner: Brunner Eberhard
Architect: Bildsten Architecture and Planning

(Proposal to permit unpermitted fences along the front lot lines at an existing single residential unit. The proposed project includes a Minor Zoning Exception request to allow fences along the front lot lines to exceed 3.5' in height within the first 10 feet from the front lot line. The proposed fences are 6' in height, and 7' in height along the front lot lines. There are no proposed alterations to the existing residence.)

(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 fence height allowances.)

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

1. The following Minor Zoning Exception criteria have been met:
 - 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 proposed location of the structure is safer or more appropriate than the previous existing location.

NEW ITEM

F. 415 YANKEE FARM RD A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-024
Application Number: MST2018-00498
Owner: Franck Hanse

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot rea ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(First Concept Review. Comments Only.)

Continue two weeks to Full Board with comments:

1. Provide photographs of other standing seam roofs in the neighborhood.
2. Provide color samples.

NEW ITEM

G. 2427 MURRELL RD E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-012
Application Number: MST2018-00393
Owner: Karen Christianson Living Trust
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,287 square foot one-story single residential unit with an attached 404 square foot two-car garage. The proposed project includes a 591 square foot addition, an interior remodel and removal of unpermitted alterations. Other site improvements include permitting an 81 square foot shed and a pergola. An Administrative Exception for an over-height fence is requested for a new 5' tall wrought iron fence along the front lot line. The proposed total of 2,873 square feet of development on an 8,799 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Continue two weeks to Consent with comments:

1. Return with a more developed landscape plan.