



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 29, 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: Miller and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 2203 LAS TUNAS RD **RS-1A Zone**
Assessor's Parcel Number: 019-083-023
Application Number: MST2016-00278
Owner: Andrew Addison Proctor
Applicant: Amy Von Protz

(Proposal to demolish 45 square feet of existing residence and a remodel. Remodel includes reconfiguring existing kitchen, den, study, bedroom, family room into a larger kitchen, two bedrooms with full bath, and family room. Remodel of master bath, add hallway closet and reconfigure bedroom closet, replace hallway storage with window seats and shelves. Demolish and rebuild existing deck and expand existing deck. Remove internal stair access to the garage. Upgrade electric service to 200 amp. Replace a portion of the driveway with permeable pavers. The proposed total of 3,334 square feet on a 21,798 square foot lot in the Hillside Design District is 71% of the guideline maximum floor to-lot-area ratio (FAR).)

(Review After Final is requested to remove the wood porch cover, for minor door and window changes, and a new window in the master bathroom shower. Project was last reviewed on September 26, 2016.)

Approval of Review After Final as submitted.

CONTINUED ITEM**B. 1052 LAS ALTURAS RD RS-1A Zone**

Assessor's Parcel Number: 019-130-031
Application Number: MST2018-00544
Owner: Henry and Carolyn Fechtman
Architect: Tom Meaney

(Proposal to construct a new 359 square foot uncovered second-story deck on an existing single residential unit. No new square footage proposed to the existing 2,604 square foot two-story residence and attached 530 square foot garage located in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 15, 2018.)

Project Design Approval and Final Approval with the condition that the 42-inch railing must match the existing style.

CONTINUED ITEM**C. 1521 DE LA VINA ST R-MH Zone**

Assessor's Parcel Number: 027-221-009
Application Number: MST2018-00495
Owner/Applicant: Stephen Wheeler

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two uncovered parking spaces to replace the parking that was previously provided in the carport which was demolished. Other site improvements include the removal of a washer/dryer hookup and a loft. The project will abate violations listed in ENF2018-00257. There is no new square footage proposed to the residence.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the parking standards per SBMC 30.175.030.N.1.a.ii., for two uncovered spaces.)

Item postponed indefinitely at the applicant's request.

PROJECT DESIGN REVIEW**D. 3318 CALLE NOGUERA****RS-10/SRP/USS Zone**

Assessor's Parcel Number: 053-245-007
Application Number: MST2018-00256
Owner: Julie Cameron
Designer: Shaun Lynch

(Proposal for 657 square feet of additions to an existing 1,723 square foot single-family, split-level dwelling with a 516 square foot basement and 330 square foot attached two-car garage. The project includes an exterior remodel that includes a new front entry, upper-level balcony, new standing seam metal roof, windows, entry path, and stairs. The proposed total of 2,711 square feet of development on a 14,085 square foot parcel is 64% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2017-00351.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 11, 2018.)

Project Design Approval with comments:

1. The proposed standing seam metal roof shall not be reflective.
2. Provide samples, a color board, provide a profile on the plans, and the seam must be 12-inches on center.

PROJECT DESIGN AND FINAL REVIEW**E. 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.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**F. 3704 ARDILLA DR RS-6/USS Zone**

Assessor's Parcel Number: 051-384-002
Application Number: MST2018-00542
Owner/Applicant: Chad E. Valchar, 2015 Trust

(The proposed project includes a Minor Zoning Exception request to allow an existing wood fence and retaining wall to exceed 3.5 feet in height within the first ten feet from the front lot lines along Ardilla Drive and Peach Grove Drive. There are no proposed alterations to the existing 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 following Minor Zoning Exception criteria have been met, including the proposed additional wall height allowances:
 - 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;
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles; and
 - f. Add landscaping in front of the proposed fence and on top of the remaining wall, such as vines or training rosemary or per the applicant's choice.

NEW ITEM**G. 1636 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-072-008
Application Number: MST2018-00550
Owner: Jeff and Yvette Giller, Living Trust
Architect: Richard Redmond

(Proposal for a new 6'-0" wide balcony on the east elevation, legalization of "as-built" removal of an existing stairway to an existing second floor deck on and existing single-family dwelling in the Hillside Design District.)

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

Project Design Approval and continued indefinitely to Consent.

NEW ITEM**H. 3240 CAMPANIL DR****RS-1A Zone**

Assessor's Parcel Number: 047-102-001
Application Number: MST2018-00553
Owner: Jennings Living Trust
Architect: Tom Smith Architect

(Proposal to permit the unpermitted excavation of 34 cubic yards of soil for an "as-built" 120 square foot wine cellar built into a retained portion of the rear yard, remove a gazebo currently located in the rear setback, and retain an original set of exterior stairs to an upper level deck. The project includes interior work comprising the "as-built" relocation of the laundry to the second floor, reconfiguring the kitchen, adding a bar sink on the lower first floor, new closets in the bedroom, and permitting the conversion of the 217 square foot garage attic space into non-habitable storage space with a new window. The proposed total of 4350 square feet, of which 120 square feet is below grade on a 1.01 acre lot in the Hillside Design District is 85% of the maximum allowed floor-to-lot area ratio (FAR). This project will abate violations in Enforcement Case ENF2018-00942 and Zoning Information Report ZIR2018-00466.)

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

Continued indefinitely to Consent with the comment that the Board supports the granting of Project Design Approval.

PROJECT DESIGN AND FINAL REVIEW**I. 885 LA MILPITA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 053-012-010
Application Number: MST2015-00596
Owner: Antoun Wassef
Contractor: JP Builders

(This is a revised project description. The proposed project includes a new 6-foot tall wood fence. A Minor Zoning Exception is requested to allow the proposed fence to exceed 3.5 feet in height within ten feet from the front lot line. The project will address violations identified in Zoning Information Report ZIR2013-00041.)

(Project Design Approval and Final Approval are requested. 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 previously received Project Design Approval when it was last reviewed on December 14, 2015 and included alterations to the dwelling. Only the proposed fence remains in the current scope of work.)

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

1. The following Minor Zoning Exception criteria have been met, including the proposed additional wall height allowances:
 - 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.