



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 5, 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
David Eng, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Miller and Richards
Staff present: Eng

FINAL REVIEW

A. 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.)

(Final Approval requested. Project was last received on October 1, 2018.)

Final Approval as submitted.

FINAL REVIEW**B. 945 ARBOLADO RD****RS-15 Zone**

Assessor's Parcel Number: 019-241-004
Application Number: MST2018-00144
Owner: Edward Glassgold
Architect: Native Son Design Studio

(Proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on October 29, 2018.)

Final Approval as submitted.

FINAL REVIEW**C. 3315 LOS PINOS DR****RS-7.5/SRP/USS Zone**

Assessor's Parcel Number: 053-323-001
Application Number: MST2018-00348
Owner: Pamela Beckman-Lyon 1994 Trust
Architect: Native Son Design Studio

(Proposal for improvements to an existing 2,564 square foot two-story single residential unit with an attached 438 square foot two-car garage. The proposed project includes an interior remodel, a roof pitch change at north roof face above the entry, new exterior siding, a new trellis, and new doors and windows. A Minor Zoning Exception is requested to allow an increase in height within the front setback. There is no new square footage proposed to the existing residence. The existing total of 3,002 square feet of development on an 8,424 square foot lot is 91% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on October 29, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**D. 717 WESTERN AVE****R-2 Zone**

Assessor's Parcel Number: 039-032-033
Application Number: MST2018-00197
Owner: Douglas J. Cicileo
Applicant: John Eisenbeisz

(Proposal to construct a new detached 478 square foot two-car garage with 519 square feet of accessory space and storage above. A new driveway is also proposed. There are no proposed alterations to the existing 762 square foot one-story single residential unit. The proposed total of 1,758 square feet of development on a 5,663 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR). The Staff Hearing Officer has granted Zoning Modifications to allow the proposed garage and accessory space to encroach within the required front and interior setback and for an open yard modification.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 049-18. Project was last reviewed on May 14, 2018.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**E. 1729 HILLCREST RD****RS-1A Zone**

Assessor's Parcel Number: 019-021-034
Application Number: MST2018-00563
Owner: Daniel Geiger
Applicant: Jarrett Gorin, Vanguard Planning, Inc.

(Proposal for new 450 square foot and 36 square foot greenhouses to be constructed in the rear yard of an existing single-family dwelling in the Hillside Design District.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**F. 1119 HARBOR HILLS LN****RS-15 Zone**

Assessor's Parcel Number: 035-314-018
Application Number: MST2018-00576
Owner: West Bluff Capital Inc.

(In an existing 2,608 square foot two-story single-family dwelling with an attached 417 square foot two-car garage, proposal to convert 410 square feet of non-habitable space to habitable space within the existing building footprint. Project includes replacement of all doors and windows, a new garage door, new paint, and new front door. The proposed total of 3,435 square feet on a 18,103 square foot lot in the Hillside Design District is 78% of the guideline maximum allowed floor-to-lot area ratio (FAR). Project will abate violations in enforcement case ENF2018-00326.)

(Comments Only.)**Continue one week with comments:**

1. Provide Landscape Plan for the front yard.
2. Call out the hardscape on the plans.
3. Clarify on plans the removal of the exterior stairs.
4. Provide details for the deck supports and railings.
5. Provide photos of the rear yard.
6. Show the locations of exterior light fixtures.

NEW ITEM**G. 1333 SANTA TERESITA DR****RS-1A Zone**

Assessor's Parcel Number: 055-141-049
Application Number: MST2018-00531
Owner: D. T. Kieswetter Jr. 2011 Trust
Contractor: Derek Wallace

(Proposal to construct a new 100 linear foot stone retaining wall at an existing single residential unit. The proposed stone wall will vary in height from 4'8" in height to 7' in height. There is no new square footage proposed to the existing residence.)

(Action may be taken if sufficient information is provided.)**Continue indefinitely to Consent.**

NEW ITEM**H. 80 CHASE DR RS-1A/RS-15 Zone**

Assessor's Parcel Number: 015-020-015
Application Number: MST2018-00539
Owner: Hari Mahadevan
Applicant: Ken Dickson

(Proposal for a new 360 square foot wood deck in the rear yard of an existing single residential dwelling in the Hillside Design District.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**I. 3223 VISTA ARROYO A-1/SD-3 Zone**

Assessor's Parcel Number: 047-083-009
Application Number: MST2018-00582
Owner: Murchison Family Trust
Architect: Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

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

Continue one week to Full Board.

NEW ITEM**J. 525 SCENIC DR RS-10 Zone**

Assessor's Parcel Number: 015-280-008
Application Number: MST2018-00568
Owner: Michael J. Murphy
Designer: Amy von Protz

(Proposal to permit the "as-built" enclosure of a one-car carport into a one-car garage. The project includes the removal of a rear patio enclosure and, "as-built" relocation of the water heater and laundry hook-up. This project will address violations in Enforcement Case ENF2018-00642 and Zoning Information Report ZIR2018-00347.)

(Comments Only.)

Continue indefinitely to Consent.

FINAL REVIEW**K. 881 PASEO FERRELO****RS-15 Zone**

Assessor's Parcel Number: 029-321-006
Application Number: MST2018-00163
Owner: Peak10, LP
Architect: AB Design Studio, Inc.

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer has granted three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14' in height.)

(Final Approval is requested. Project was last reviewed on October 29, 2018.)

Public Comment:

Lon Bailey, neighbor, expressed appreciation for the architect's revision to the exterior color to gray.

Correspondence in support from Lon Bailey was acknowledged.

Final Approval as submitted.