



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
NOVEMBER 12, 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. 1119 HARBOR HILLS LN RS-15 Zone
Assessor's Parcel Number: 035-314-018
Application Number: MST2018-00576
Owner: West Bluff Capital Inc.
Applicant: Ken Dickson

(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.)

(Final Approval is requested. Project was last reviewed on November 5, 2018.)

Project Design Approval and Final Approval with the condition that the front lawn is to be *California Bent Grass* with rotary irrigation.

REVIEW AFTER FINAL**B. 1448 JESUSITA LN****RS-1A Zone**

Assessor's Parcel Number: 055-240-013
Application Number: MST2016-00168
Owner: William H. V. Dunbar
Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for changes at the *lower floor* comprising: removal of columns and a covered loggia along the southeast corner of the house; a new cantilevered arbor at the southeast corner of the house; new doors along the east elevation at the bedroom and garage; and minor plan revisions at the south corners of the dining room and southeast corner of the living room. Changes to the *upper floor* comprise: enclosure of a covered porch to create a playroom, changing windows to french doors with a Juliet balcony at the south wall of the master bedroom; enlarging the west facing window in the master bedroom; and minor plan revisions to the south corners of the master bedroom.)

Approval of Review After Final as submitted.

CONTINUED ITEM**C. 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.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**D. 1669 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-071-009
Application Number: MST2018-00567
Owner: McNamara Family Trust
Applicant: Drew Scherer

(At an existing 3,566 square foot single-family dwelling with a 521 square foot detached two-car garage in the Hillside Design District, this project proposes a new 690 square foot two-car garage to provide covered parking for a new 1,200 square foot detached accessory dwelling unit under a separate permit. Staff Hearing Officer review is requested to allow the amount of accessory space to exceed the maximum allowed and for accessory space to be located in a front yard.)

(No final appealable decision will be made at this hearing; project requires Staff Hearing Officer review for requested Zoning Modifications.)

Public Comment:

Correspondence in opposition from Edward Behrman was received.

Continue indefinitely to Staff Hearing Officer for return to Consent with comments:

1. The amount of requested accessory space is supportable.
2. The location of the garage is acceptable as it currently exists; located in the front yard and set back and a significant distance from the street.
3. Study reducing the plate height of the garage to nine (9) feet.

NEW ITEM**E. 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.)

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

Project Design Approval and continued indefinitely to Consent.