



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 26, 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: Richards and Miller (Items B-H), and James (Item A),
Staff present: Eng

NEW ITEM

A. 160 CONEJO RD **RS-1A Zone**
Assessor's Parcel Number: 019-042-015
Application Number: MST2018-00609
Owner: Dario Pini
Architect: Bryan Murphy
Designer: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 1,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

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

Public Comment:

Gary Rosenfeld, Shelley Samuelson Berger, and Daniel Berger, neighbors, expressed concerns that the property would not be used as a single-family dwelling, the potential for building and zoning violations by the property owner, the project's sensitivity to its location in the High Fire Hazard Zone, and that a member of the Single Family Design Board was involved in the project.

Correspondence with concerns from Danna English, Shelley Samuelson Berger, and Daniel Berger was acknowledged.

Continue indefinitely to Full Board with comments:

1. Provide a landscape plan.
2. Provide additional information on a timeline for grounds maintenance and clearance.
3. Clarify which windows will be replaced and indicate the window type.
4. Provide more information on the choice of plaster at the addition as the remainder of the dwelling is board and batten siding.
5. The applicant is encouraged to exercise good neighbor guidelines and maintaining open communications on the project with neighbors.

PROJECT DESIGN AND FINAL REVIEW**B. 2840 SERENA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-212-013
Application Number: MST2018-00294
Owner: Rochelle Family Trust
Architect: Don Swann
Engineer: Gary Frolenko

(Proposal for additions and alterations to an existing 1,243 square foot one-story single residential unit with a detached 360 square foot two-car garage. The proposed project includes 458 square feet of additions to the residence, demolition of the existing two-car garage and construction of a new 459 square foot detached two-car garage with a 436 square foot Accessory Dwelling Unit (ADU) constructed above. Other site improvements include a new 20 square foot deck as well as minor landscape and hardscape alterations. Approximately 24 cubic yards of cut will occur under the building footprint and 24 cubic yards of fill will occur outside of the building footprint. The proposed total of 2,596 square feet of development on a 7,500 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed on November 19, 2018.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

FINAL REVIEW**C. 2530 MESA SCHOOL LN E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-051
Application Number: MST2018-00438
Owner: Andrew Vonnegut Trust
Designer: Stetson Design & Drafting

(Proposal for additions and alterations to an existing 1,951 square foot two-story single residential unit with a 440 square foot attached two-car garage. The proposed project includes a first-floor addition of 391 square feet and a second-story addition of 292 square feet. Other site improvements include a new covered porch, a complete reroof, new siding to match existing, new doors and windows, and a remodel of interior spaces. The proposed total of 3,074 square feet of development on an 11,247 square foot lot is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Non-Appeal Jurisdiction of the Coastal Zone and will require Coastal Review.)

(Final Approval is requested. Project was last reviewed on November 12, 2018.)

Continue indefinitely.

PROJECT DESIGN AND FINAL REVIEW**D. 1215 CALLE CERRITO RS-1A Zone**

Assessor's Parcel Number: 041-120-015
Application Number: MST2016-00552
Owner: Ginger Andersen

(Proposal to permit the "as-built" conversion of the 180 square foot roof deck to a sunroom over the garage on the second floor and a new French door on the rear elevation of an existing 1,530 square foot single residential unit. The proposed total of 1,710 square feet on a 9,840 square foot lot located in the Hillside Design District is 47% of the maximum allowable floor to-lot-area ratio (FAR). The project will address violations found in Zoning Information Report ZIR2015-00061 and Enforcement Case ENF2015-00214. The Staff Hearing officer granted Zoning Modifications for new floor area to encroach into the front and interior setbacks.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing officer Resolution No. 057-17. Project was last reviewed on January 9, 2017.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**E. 1534 LA CORONILLA DR RS-15 Zone**

Assessor's Parcel Number: 035-301-008
Application Number: MST2018-00112
Owner: Elk Trust
Architect: Pacific Architects

(Proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

CONTINUED ITEM**F. 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 4,350 square feet, of which 120 square feet is below grade, on a 1-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.)

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**G. 812 DE LA GUERRA TERR****RS-15 Zone**

Assessor's Parcel Number: 031-071-018
Application Number: MST2018-00610
Owner: Michael R Gordon Trust
Architect: Philip Debolske

(Proposal for 50 square feet of additions to an existing 1,538 square foot single residential unit in the Hillside Design District. The proposal includes a new doors and windows and a new deck in the remaining front yard.)

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

Continue two weeks with comments:

1. Provide a landscape plan for the area surrounding the deck.
2. Use cable railing with wood framing instead of the proposed glass railing.

NEW ITEM**H. 814 SAN ROQUE RD****RS-1A Zone**

Assessor's Parcel Number: 055-172-011
Application Number: MST2018-00557
Owner: Laurence Millescamps Hauben Revocable Living Tr.
Architect: Jim Davis
Engineer: Hume Consulting Engineers

(Proposal to legalize an unpermitted driveway gate and construct a new metal two-car carport with photovoltaic panels at an existing 1,456 square foot single residential unit with an attached 396 square foot two-car garage is, A proposal for a 40 square foot addition and remodel will occur under a separate permit. A Minor Zoning Exception is requested to allow the driveway gate to exceed the maximum allowed height of 3.5 feet tall within 10 feet of a front lot line. Staff Hearing officer review is requested for a Zoning Modification to allow the carport to encroach into the front setback.)

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

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

1. The encroachment of the carport into the front setback is aesthetically appropriate.
2. In order to soften appearance of the proposed carport, provide additional detailing on the carport elevation facing the street.
3. The height of the "as-built" gate is aesthetically appropriate and consistent with the neighborhood, granting a Minor Zoning Exception is supportable.