



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES DECEMBER 10, 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. 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 26, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 1521 DE LA VINA ST****R-MH Zone**

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

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two new uncovered parking spaces to replace the parking that was previously provided in the non-conforming one-car carport that was demolished without a permit. 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 on the residence.)

(Project Design Approval and Final Approval are requested. Project was last reviewed on December 3, 2018.)

Project Design Approval and Final Approval with the comment that the proposed uncovered parking spaces do not pose any visual impacts.

CONTINUED ITEM**C. 814 SAN ROQUE RD****RS-1A Zone**

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

(This is a revised project proposal to legalize an unpermitted driveway gate at an existing 1,456 square foot single residential unit with an attached 396 square foot two-car garage. 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. The revised project eliminates a previously proposed carport that would have required Staff Hearing Officer review for a Zoning Modification to allow the carport to encroach into the front setback.)

(Action can be taken if sufficient information is provided. Project was last reviewed on November 26, 2018.)

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

1. The following Minor Zoning Exception criteria have been met to allow the driveway gate to exceed the maximum allowed height of 3.5 feet tall within 10 feet of a front lot line:
 - 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.

PROJECT DESIGN AND FINAL REVIEW**D. 20 WOODALE LN****RS-1A Zone**

Assessor's Parcel Number: 021-161-005
Application Number: MST2018-00078
Owner: Woodale LLC
Architect: Dylan Henderson
Contractor: James Hughes

(Proposal for alterations to an existing 3,108 square foot single residential unit with a 641 square foot garage. The proposal includes permitting an unpermitted 621 square foot three-car garage and permitting the conversion of the original garage to habitable space. Other site improvements include the removal of a 6-foot curved wall in front of the original garage, the removal of a trellis located in the interior setback on south property line, and removal of a shed. The proposal also includes replacement of the existing deck, a new roof, new windows, and changes to the front entry. The proposed total of 4,436 square feet of development on a 25,264 square foot lot located in the Hillside Design District is 94% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed on October 1, 2018.)

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN REVIEW**E. 1620 EUCALYPTUS HILL RD****RS-15 Zone**

Assessor's Parcel Number: 015-232-010
Application Number: MST2018-00156
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on April 16, 2018.)

Continue indefinitely with comments:

1. Provide complete elevations at 1/8-inch scale, if necessary, to fit plans.
2. Provide a plan Section through the house's two-story portion and through the roof deck.
3. The Board supports removal of the laundry room.
4. The Board suggests as one option that the applicant bring the deck back to the last permitted condition.

CONTINUED ITEM

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

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 12, 2018.)

Project Design Approval and continued indefinitely to Consent.