



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES DECEMBER 17, 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

REVIEW AFTER FINAL

A. 824 SUMMIT RD

RS-25 Zone

Assessor's Parcel Number: 015-172-024
Application Number: MST2018-00115
Owner: Towbes-Lewis 2016 Trust
Architect: Daniel Longwill

(Proposal to construct a 665 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 4,114 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a 273 square foot reduction in the previously approved addition, and a reduction in roof deck area. Project was last reviewed on August 13, 2018.)

Approval of Review After Final as submitted.

PROJECT DESIGN REVIEW**B. 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).

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project was last reviewed on December 10, 2018.)

Continue indefinitely to the Full Board.

NEW ITEM**C. 550 MIRAMONTE DR****RS-15 Zone**

Assessor's Parcel Number: 035-260-019
Application Number: MST2018-00658
Designer: Catherine Dunbar
Owner: Jeff Overeem

(Proposal to add 185 square feet to an existing one-car garage by enclosing an adjacent covered porch area at an existing 1,800 square foot, one-story, single-residential unit. The addition will result in a 380 square foot two-car garage. The proposal includes replacing windows and slider doors, replacing an outdoor deck, relocating the chimney, installing caissons along the south side to level the dwelling, and new exterior stucco and paint. The proposed total of 1,935 square feet of development on a 19,695 square foot lot in the Hillside Design District is 44% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required.)

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

NEW ITEM – PUBLIC HEARING**D. 3617 TIERRA BELLA****RS-7.5/USS Zone**

Assessor's Parcel Number: 053-381-020
Application Number: MST2018-00637
Owner: Freidenfelds Family Trust
Architect: Native Son Design Studio

(Proposal for 623 square foot ground floor addition and minor second-story window alteration to an existing two-story, 1,956 square foot single-residential unit with an attached 373 square foot two-car garage and a 566 square foot accessory dwelling unit. The proposed total of 3,518 square feet of development on an 18,227 square foot lot is 81% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project requires compliance with Tier 3 SWMP prior to Final Approval.)

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

NEW ITEM**E. 3236 CAMPANIL DR****RS-1A Zone**

Assessor's Parcel Number: 047-102-029
Application Number: MST2018-00619
Owner: Alex D. Rasmussen
Architect: Appleton Architects

(Proposal for 44 square feet of ground-floor additions and a new 513 square foot two-car detached carport at an existing 2,400 square foot, one-story, single-residential unit with an attached 350 square foot two-car garage. The project includes conversion of the existing garage into habitable space that will result in 2,750 square feet of habitable space. The proposed total of 3,307 square feet on a 38,768 square foot parcel in the Hillside Design District is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project requires compliance with Tier 3 SWMP prior to Final Approval.)

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