



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 15, 2019

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
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Sweeney and Richards
Staff present: Monson

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 2315 CHAPALA ST
Assessor's Parcel Number: 025-113-011
Zone: RS-7.5
Application Number: PLN2018-00171
Owner: Darren A. Peterson
Applicant: Brian Miller

(Proposal for additions and alterations to an existing 887 square foot single residential unit with a detached 198 square foot one-car garage. The project includes demolition of the existing one-car garage, and construction of a new 447 square foot detached two-car garage. Other site improvements include a first-story addition of 463 square feet, a new second-story addition of 533 square feet and a new 330 square foot basement. The proposed total of 2,330 square feet of development on a 6,460 square foot lot is 83% of the maximum allowable floor-to-lot area ratio (FAR). The Staff Hearing Officer has granted a Zoning Modification to allow for reduced Open Yard area requirements.)

Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation Findings. Project must comply with Staff Hearing Officer Resolution No. 008-19. Project was last reviewed on August 9, 2018.

Project Design Approval and Final Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The neighborhood is defined as the area bound by De La Vina Street, half way down the block from Chapala Street towards State Street, up to Pueblo Street, and down to Los Olivos Street.
3. The proposed materials are traditional to the defined neighborhood.

REVIEW AFTER FINAL APPROVAL**B. 1631 SHORELINE DR**

Assessor's Parcel Number: 045-173-022
Zone: E-3/SD-3
Application Number: PLN2016-00241
Owner: Chad Yonker
Applicant: Tom Ochsner
Landscape Architect: Charles McClure Landscape Architect & Associates

(Approved project is a proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to change and relocate previously approved doors, add two new windows, and add an exterior trellis. Project was last reviewed on March 26, 2018.

Approval of Review After Final as submitted.