



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JANUARY 28, 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
David Eng, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: James and Sweeney
Staff present: Eng

FINAL REVIEW

A. 1031 MISSION RIDGE RD

RS-1A Zone

Assessor's Parcel Number: 019-031-007
Application Number: MST2018-00456
Owner: Jenkins Family Revocable Trust
Architect: Barefoot Design
Contractor: Millar & Associates Design
Engineer: Michael Gerenser

(Proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover, and retaining walls. Approximately 86 cubic yards of fill, and 91 cubic yards of cut, will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project was last reviewed on September 24, 2018.)

Final Approval as submitted.

FINAL REVIEW**B. 1206 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-311-002
Application Number: MST2018-00535
Owner: Urn'dit Family Trust
Architect: Douglas Beard

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

(Final Approval is requested. Project was last reviewed on January 7, 2019.)

Final Approval as submitted.

CONTINUED ITEM**C. 2030 ANACAPA ST****RS-15 Zone**

Assessor's Parcel Number: 025-321-009
Application Number: MST2018-00631
Owner: Hearth Homes

(Proposal to demolish trellis and concrete patio in rear yard, demolish driveway gate, install new window in front entry recess next to front door, install two french doors to rear yard.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Findings required. Project was last reviewed on January 22, 2019.)

Continue one week with comments:

1. If a window to the side of the front entry is proposed, provide a section and detail showing it on the plans.
2. Study lowering the height of the false chimney, and if the decorative metal grille around the chimney cap is pursued, use thicker metal.
3. The Board recommends replacing both lower level windows on the south elevation to improve the appearance and for better consistency on the front façade.

NEW ITEM**D. 917 ALPHONSE ST R-2 Zone**

Assessor's Parcel Number: 031-182-013
Application Number: MST2018-00665
Owner: John M. Cohan

(Proposal for a one uncovered parking space in the rear yard of an existing 721 square foot single residential unit with a guideline floor-to-lot area ratio (FAR) of 30% as allowed under SBMC30.175.030.N. The new parking space will replace the covered parking previously provided by a one-car garage that was demolished without permits. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Findings.)

Continue indefinitely with comments:

1. The Board has concerns about the deteriorated condition and appearance of the driveway and parking pad; confirm with Transportation Planning regarding the viability of the parking surface.
2. The Board recommends eliminating the deteriorated center strip of the ribbon driveway and installing either vegetation or gravel.

NEW ITEM**E. 945 ALEEDA LN RS-25 Zone**

Assessor's Parcel Number: 015-070-011
Application Number: MST2019-00031
Owner: Elisabeth Selover
Architect: Penn Smith

(Proposal for a trellis above the front entry of an existing one-story single residential unit in the Hillside Design District. The project includes a 42-inch tall wood siding wall to surround a new front yard patio, and the removal of an unpermitted gas line to an outdoor barbecue. This project will address a violation in Zoning Information Report ZIR2018-00539.)

(Action may be taken if sufficient information is provided. Project required Neighborhood Preservation, Hillside Design, and Sloped Lot Findings.)

Project Design Approval and continued one week to Consent with comments:

1. Provide elevation drawings of the trellis.
2. Provide connection and construction details of the trellis and wall.
3. Clearly indicate the location of existing paved surfaces to remain in place.
4. The Board makes the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
5. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of the structures.

NEW ITEM**F. 1640 CALLE CANON****RS-6 Zone**

Assessor's Parcel Number: 041-071-026
Application Number: MST2019-00026
Owner: Dalbey Petak Revocable Trust
Architect: Burnell, Branch & Pester Architect

(Proposal for relocation of a retaining wall to accommodate an uncovered parking space at an existing single-residential unit.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings.)

Project Design Approval and Final Approval with comments:

1. The Board makes the findings that 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 Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of the structures.