



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES AUGUST 5, 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: Moticha and James
Staff present: Monson

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1410 CLEARVIEW RD
Assessor's Parcel Number: 041-102-037
Zone: RS-6
Application Number: PLN2019-00154
Owner: Joel Stevenson
Applicant: Thomas Moore, Architect

(Proposal for revisions to an existing two-story 1,410 square foot single unit residence. Project includes interior remodel, revisions to existing windows on the south elevation, and a new automatic sliding driveway gate.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on July 8, 2019.

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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 2565 CALLE GALICIA**

Assessor's Parcel Number: 041-392-004
Zone: RS-15
Application Number: PLN2019-00300
Owner: Ellwood Milton Paul Trust
Penny Wolfe, Trustee
Applicant: Dale Paekarek

(Proposal to convert 263 square feet of living space to garage space in an existing 2,329 square foot, two-story, existing single-unit residence with an attached 242 square foot garage. The project will result in a 2,066 square foot, two-story residence with an attached 505 square foot garage. Project includes interior remodel, removal of brick veneer and batten siding to be replaced with textured plaster, and removal and replacement of doors and windows. The existing total of 2,271 square feet of development on 13,871 square foot lot in the Hillside Design District is 54% of the maximum allowable floor-to-lot area ratio.

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

REVIEW AFTER FINAL APPROVAL**C. 8 FELLOWSHIP CIR**

Assessor's Parcel Number: 041-152-007
Zone: RS-15
Application Number: PLN2018-00413
Owner: Derrick Lee
Applicant: John Henderson

(Proposal for the removal of pilasters and railings from the top portion of an existing wall and fill in the sections with concrete blocks to create privacy. A Minor Zoning Exception is requested to allow the wall to be 6' in height within the first ten feet from the front lot line.)

Approval of Review After Final is requested to modify block wall to include a cable railing guardrail on top of existing retaining wall. Project was last reviewed on August 27, 2018.

Approval of Review After Final with the condition that cable railing detail is provided.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 415 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-024
 Zone: A-1/SD-3
 Application Number: PLN2018-00498
 Owner: Franck Hanse
 Applicant: Jose Luis Esparza

(Proposal for alterations to an existing 1,451 square foot single-unit residence with an attached 363 square foot two-car garage. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes, and a new standing seam metal roof. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. Project is located in the Coastal Zone and requires a Coastal Exemption. Project was last reviewed on February 19, 2019.

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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 2401 CHAPALA ST**

Assessor's Parcel Number: 025-062-012
 Zone: RS-7.5
 Application Number: PLN2018-00090
 Owner: Gray Family Trust
 David & Deborah Gray, Trustees
 Agent: Haley Kolosieke
 Applicant: Trish Allen, SEPPS

(Proposal to permit alterations to an existing 1,618 square foot two-story single residential unit with an attached 403 square foot two-car garage. The proposal includes permitting an unpermitted deck in the secondary front setback and reducing the height of an existing fence to 3'-6" within 10' of an existing driveway. A Minor Zoning Exception is requested to maintain an existing fence ranging from 5' in height to 7'-6" in height along Junipero Street. The proposed project will address violations listed in Zoning Information Report ZIR2013-00162, including the relocation of an air conditioning unit into the secondary front setback.)

Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow the fence height to exceed the required 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation findings are required. Approval from the Staff Hearing Officer was granted on November 7, 2018 for a Zoning Modification to allow the deck to encroach into the secondary front setback. Project requires compliance with SHO Resolution No. 052-18. Project was last reviewed on May 21, 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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.