



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES SEPTEMBER 9, 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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1226 ALAMEDA PADRE SERRA
Assessor's Parcel Number: 019-203-007
Zone: RS-15
Application Number: PLN2019-00366
Owner: Alexa Broida
Applicant: Trish Allen

(Proposal for revisions to an existing 3,122 square foot single-unit residence located in the Hillside Design District. Project includes removal and replacement of existing windows and skylights, adding two windows to the south facade, removing existing glass block opening on the north facade and replacing with two new windows. Project also includes removal of unpermitted site work including a patio enclosure, wall, entry gate, stairs, curb cut, 941 square feet of brick pavers and parking area, automatic driveway gate, and storage shed. Proposal includes installation of a new automatic driveway gate at the existing driveway and new landscaping to replace the unpermitted parking area. Project will address violations in Zoning Information Report ZIR2016-00013.)

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

Project Design Approval with the condition to provide architectural details for the proposed windows, railings, and gate and the following 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. 1730 MISSION RIDGE RD

Assessor's Parcel Number: 019-090-001
Zone: RS-15
Application Number: PLN2019-00389
Owner: Holm Family Revocable Trust
Alicia and Josh Holm, Trustees
Applicant: Kate Svensson

(Proposal for exterior alterations to an existing, 1,612 square foot, two-story, single-unit residence located in the Hillside Design District. Project includes new retaining walls ranging in height from 4'-0" to 9'-0", demolition of an existing 95 square foot second floor balcony to be replaced with a new 163 square foot balcony, and demolition of an existing 283 square foot trellis structure to be replaced with new permeable pavers at the rear of the residence.)

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

Project Design Approval with the condition to provide architectural details of the proposed retaining wall and guardrail details and the following 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.

FINAL APPROVAL**C. 419 E ARRELLAGA ST**

Assessor's Parcel Number: 027-202-017
Zone: R-M
Application Number: PLN2019-00286
Owner: Savannah Properties, LLC
Applicant: Savannah Chiavicci

(Proposal to convert 467 square feet of attic space to a new bedroom and bathroom on the second floor of an existing 1,758 square foot two-story single-unit residence. Project includes a new shed dormer, new windows, new split HVAC system, and new staircase to attic. The proposed total of 1,997 square feet of development on an existing 5,033 square foot lot is 91% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 3, 2019. Project was last reviewed September 3, 2019.

Final Approval with the comment that the applicant is to consider reducing the amount of proposed Santa Barbara Daisy by half.