



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 14, 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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 565 YANKEE FARM RD
Assessor's Parcel Number: 047-030-005
Zone: A-1/SD-3
Application Number: PLN2019-00431
Owner: Honuakai, LLC
Applicant: Dale Pekarek

(Proposal for an 865 square foot as-built enclosure at the lower level of an existing single-unit residence. As-built improvements also include revisions to windows and doors. Project will address violations in enforcement case ENF2005-00417. The proposed total of 3,113 square feet of development on an existing 148,289 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio.)

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

Public comment:

Correspondence from Lisa Carnochan was acknowledged.

Continue one week with comments:

1. Provide further information regarding the scope of as-built improvements.
2. Indicate on the plans any applicable High Fire zone requirements for the project.

REVIEW AFTER FINAL APPROVAL

B. 817 MARILLA AVE
Assessor's Parcel Number: 035-060-005
Zone: R-M
Application Number: PLN2017-00033
Owner: Ian C. Plant
Applicant: Dylan Henderson

(Approved project is a proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

Approval of Review After Final is requested to remove previously approved trellis element. Project was last reviewed October 7, 2019.

Approval of Review After Final with the comment that the proposed change on Sheet A0.1 is acceptable.

NEW ITEM: PROJECT DESIGN APPROVAL

C. 1808 MOUNTAIN AVE
Assessor's Parcel Number: 043-142-014
Zone: RS-6
Application Number: PLN2019-00448
Owner: Josephine Martinez Trustee
Sam Ferguson, Trustee
Applicant: Sam Ferguson

(Proposal for 302 square feet of additions to an existing, one-story, 1,081 square foot single-unit residence with a 385 square foot two-car garage. Project includes a new front porch area, which will encroach in to the required 15'-0" front setback, and new windows and doors. The proposed total of 1,778 square feet of development on a 5,206 square foot lot is 71% of the guideline maximum floor-to-lot area ratio.)

Project Design Approval is requested. Project requires Neighborhood Preservation findings.

Continue indefinitely with comments:

1. Provide a landscape plan for the front yard.
2. Consider different window sizes for the proposed addition.
3. Provide architectural details of the proposed porch.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 2122 BATH ST**

Assessor's Parcel Number: 025-231-006
Zone: R-M
Application Number: PLN2019-00177
Owner: Bear Mountain Cooling, LLC
Applicant: Alex Pujo

(Proposal to demolish an existing two-car garage and reconstruct a 472 square foot Accessory Dwelling Unit (ADU) on a lot with an existing 1,127 square foot, one-story, single unit residence. Proposal includes new paving for two uncovered parking spaces and removal of two trees. The proposed total of 1,599 square feet of development on a 4,711 square foot lot is 68% of the guideline maximum floor-to-lot area ratio (FAR). Project requests a waiver for the unscreened parking in the front yard per SBMC 30.175.060.))

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 24, 2019.

Project Design Approval and Final Approval with 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.