



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 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
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: James (Item A), Sweeney, and Richards (Items B, C, and E-J)
Staff present: Monson

REVIEW AFTER FINAL APPROVAL

A. 1306 DOVER HILL RD
Assessor's Parcel Number: 019-103-014
Zone: RS-15
Application Number: PLN2014-00350
Owner: Erik T. Nickel
Applicant: Amy Von Protz

(Approved project is a proposal to convert an existing 367 square foot detached two-car garage to habitable accessory space, and construct a new 299 square foot attached one-car garage and 200 square foot one-car carport. The project includes a 127 sq. ft. first level addition, a 343 lower level addition, and a 92 square foot lower level non-habitable addition to the existing 1,973 square foot multi-story single-family residence. The proposed total of 3843 square feet, located on an 18,740 square foot lot in the Hillside Design District, is 87% of the guideline floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for requested zoning modifications.)

Approval of Review After Final is requested for landscape revisions. Project was last reviewed on August 29, 2016.

Approval of Review After Final as submitted.

FINAL APPROVAL**B. 122 LOS ALAMOS**

Assessor's Parcel Number: 045-195-025
Zone: E-3/SD-3
Application Number: PLN2019-00069
Owner: Marjorie M. Saunders
Applicant: Paul Sicat

(Proposal for an 854 square foot, second floor addition, and alterations to an existing 1,901 square foot, one-story, single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. Project will address violations in Zoning Information Report ZIR2010-00563. The proposed total of 3,140 square feet on an 8,368 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 96% of the maximum allowed 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 on September 3, 2019.

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**C. 1534 LA CORONILLA DR**

Assessor's Parcel Number: 035-301-008
Zone: RS-15
Application Number: PLN2018-00112
Owner: Elk Trust
Layla and Essam Khashoggi, Trustees
Applicant: Pacific Architects

(Approved project is a proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested for a revised demolition plan. Revisions include demolition and reconstruction of walls to match existing. Project was last reviewed on November 26, 2018.

Approval of Review After Final as submitted.

REVIEW AFTER FINAL APPROVAL**D. 1025 E COTA ST**

Assessor's Parcel Number: 031-185-014
Zone: R-2
Application Number: PLN2017-00841
Owner: Riad Bahhur
Applicant: David L. Burke

(Proposal to construct a new 1,236 square foot, two-story, single-unit residence with a 448 square foot, attached, two-car garage on a vacant lot. A 600 square foot, attached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other site improvements include new landscaping and 281 square feet of patio areas. Approximately 143 cubic yards of import/export will occur on site. The proposed total of 1,684 square feet of development on a 5,000 square foot lot is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to omit previously approved exterior steps and relocate Air Conditioning units to the roof. Project was last reviewed on June 3, 2019.

Approval of Review After Final as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 139 LOMA MEDIA RD**

Assessor's Parcel Number: 019-261-014
Zone: RS-15
Application Number: PLN2019-00513
Owner: Arlene Montesano
Applicant: Jesiy Brown

(Proposal to install a new 3'-6" high black chain link fence in the front yard on a lot with an existing 2,453 square foot single-unit residence with an attached 495 square foot garage. Proposal also includes vegetation screening for the new fence.)

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.

FINAL APPROVAL**F. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2017-00217
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density. Proposed lot 3 includes alterations to the existing Structure of Merit to include the demolition of all "as-built" non-permitted additions to return to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal will result in a 975 square foot residence, and a 400 square foot garage. Other site alterations include the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,000 cubic yards of cut and 540 cubic yards of fill), removal of five (5) existing Oak trees, proposal for 22 replacement Oak trees, and approximately 8,500 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E Cota Street. The existing driveway to Diana Road will remain as a secondary access. The proposal includes development of one new primary dwelling unit on three of the four proposed lots, ranging in size from 2,161 to 2,694 square feet, including an attached two-car garage. The application will address violations identified in ENF2017-00868.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

Final Approval as submitted.

FINAL APPROVAL

G. 1202 DIANA RD
Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00258
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal for construction of a new 2,400 square foot two-story single-unit residence, including an attached two-car garage, located on a proposed 15,505 square foot lot. This is proposed Lot 1 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

Final Approval as submitted.

FINAL APPROVAL

H. 1202 DIANA RD
Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00259
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal to construct a new 2,703 square foot single residence, including an attached two-car garage, located on a proposed 9,125 square foot lot. This is proposed Lot 2 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

Final Approval as submitted.

FINAL APPROVAL

I. 1202 DIANA RD
Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00276
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal to construct a new 2,146 square foot single residence, including an attached two-car garage, located on a proposed 9,004 square foot lot. This is proposed Lot 4 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL

J. 1031 MISSION RIDGE RD
Assessor's Parcel Number: 019-031-007
Zone: RS-1A
Application Number: PLN2018-00456
Owner: Jenkins Family Revocable Trust
Creties and Betty Jenkins, Trustees
Applicant: Millar and Associates Design
Architect: Barefoot Design
Engineer: Michael Gerenser

(Approved project is a 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.)

Approval of Review After Final is requested for exterior revisions to previously approved plans. Project was last reviewed on January 28, 2019.

Approval of Review After Final as submitted.