



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MAY 18, 2020

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Moticha and Richards

Staff present: Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Matthew Ozyilmaz, Planning Technician; Hamilton; and Ternovskaya

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 820 ALSTON RD

Assessor's Parcel Number: 015-173-022
Zone: RS-25
Application Number: PLN2020-00095
Owner: Joshua Lazer Newman
Applicant: Alexa Newman

(Proposal for a new detached 498 square-foot 2-car garage, new stone retaining wall and concrete driveway off of Summit Rd. Existing 1-car garage to remain with removal of a portion of existing driveway. New landscaping proposed in location of demolished portion of driveway. Resulting 2,715 square-foot development is 57% of the guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation Findings and Hillside Design & Sloped Lot Findings. Project was last reviewed on April 20, 2020.

Project Design Approval and Final Approval with comments:

1. The landscape plan is appreciated.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. 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**B. 5 RINCON VISTA RD**

Assessor's Parcel Number: 019-282-024
Zone: RS-15
Application Number: PLN2020-00151
Owner: Kevin and Ashley Ritter
Applicant: Christopher La Rosa

(Proposal to demolish existing 875 square-foot concrete driveway and install new 619 square-foot permeable paver driveway in a new location. Proposal includes relocating existing garage door and relocating swinging door to garage. Landscaping will be installed in the location of the removed driveway. Project is located in the Hillside Design District with a slope of 20 percent.)

Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside & Sloped Lot Findings.

Project Design Approval with comments:

1. Provide a full set of drawings.
2. Provide a landscape plan.

FINAL APPROVAL**C. 61 VISTA DEL MAR DR**

Assessor's Parcel Number: 047-062-001
Zone: E-3/SD-3
Application Number: PLN2019-00536
Owner: Jill Magoun Living Trust
Jill Magoun, Trustee
Applicant: Alex Pujo

(Proposal to demolish an existing two-car, 551 square-foot, detached, garage and construct a new 750 square-foot, attached, four-car tandem garage, with a one-story 67 square-foot addition to the primary residence, and a new second story deck. The Single Family Design Board has review authority over the garage, addition to the house, and the portion of the upper story deck that is beyond the minimum required entry to the Accessory Dwelling Unit. A new 830 square-foot Accessory Dwelling Unit is proposed above the new garage and is exempt from design review pursuant to Government Code 65852.2. The proposed total of 2,950 square feet of development, of which the ADU is excluded, on a 50,784 square-foot lot in the Hillside Design District is 58% 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 February 18, 2020. Project was last reviewed on February 18, 2020.

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

D. 407 LA MARINA DR

Assessor's Parcel Number: 035-211-023
Zone: RS-7.5
Application Number: PLN2019-00287
Owner: Richard Family Revocable Trust
Carin and Gareth Richard, Trustees
Applicant: Dennis Thompson

(Proposal for 768 square feet of additions at the first floor and a new 782 square-foot second floor to an existing 1,180 square-foot one-story single-unit residence with an attached, 433 square-foot, two-car garage. Project includes an interior remodel, landscape improvements, tree removal and planting, a new driveway, and exterior alterations. The proposed total of 3,135 square feet of development on a 10,019 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio.)

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

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL

E. 1540 SHORELINE DR

Assessor's Parcel Number: 045-181-018
Zone: E-3/SD-3
Application Number: PLN2018-00168
Owner: Harding Revocable Trust
Clarke Harding, Trustee
Applicant: Paul Poirier
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square-foot two-story single residential unit with a detached 384 square-foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square-foot addition. The proposal also includes a second-floor remodel of 328 square feet and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-

to-lot area ratio (FAR). Staff Hearing Officer approval was granted for an Interior Setback Modification request to allow window changes within the western interior setback.)

Review After Final Approval is requested for alterations to windows, ground mounted condensing units, and trash enclosure. Project must comply with Staff Hearing Officer Resolution No. 040-18. Project was last reviewed October 1, 2018.

Approval of Review After Final as submitted.