



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 27, 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: Sweeney and James

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

NEW ITEM: PROJECT DESIGN APPROVAL

A. 18 NORTHRIDGE RD

Assessor's Parcel Number: 055-120-021
Zone: RS-1A
Application Number: PLN2020-00076
Owner: Ptolemaic Properties, LLC
Applicant: Karl Kras

(Proposal for an as-built 435 square-foot, freestanding wood deck, ranging in height from 5 inches to 60 inches above grade. The proposed deck is located approximately 100 feet south of an existing residence. Project will address violations in Enforcement case ENF2019-00699.)

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

Project Design Approval with comments:

1. The project will not have electrical lighting on the deck at any point.
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.

CONTINUED ITEM: FINAL APPROVAL**B. 630 MIRAMONTE DR**

Assessor's Parcel Number: 035-252-002
Zone: RS-15
Application Number: PLN2020-00012
Owner: Zaryn Dentzel
Applicant: Geoffrey April

(Proposal to demolish an existing 1,993 square-foot single-unit residence and construct a new 3,132 square-foot three-story single-unit residence with a one and two-car garage for a total 956 square feet of garage space. Project includes new landscaping, driveway, and motor court. The proposed total 3,610 square feet of development on a 14,411 square-foot lot in the Hillside Design District is 84% of the required maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on July 6, 2020. Project was last reviewed July 6, 2020.

Final Approval with comments:

1. The Board approves the green roof and thinks it's appropriate for this particular house and site, given the project is located on the periphery of the High Fire area and adjacent to homes are outside of the High Fire zones.
2. The previously designated motor court has been changed to a permeable paving system and is acceptable.

The Board suggested that the City Fire Department undertake further review of properties located on the periphery of the High Fire Area boundary to reassess their High Fire designation.

CONTINUED ITEM: FINAL APPROVAL**C. 1177 LAS ALTURAS RD**

Assessor's Parcel Number: 019-113-004
Zone: RS-1A
Application Number: PLN2020-00084
Owner: Julie Asplund
Applicant: Albert Chavez

(Proposal includes a basement addition of approximately 458 square feet and the conversion of approximately 486 square feet of non-habitable space to habitable floor area on the basement level. As part of the project, new windows and doors are proposed, along with a new 408 (approximate) square foot deck serving the basement addition. A new stairway is proposed from the new basement level deck to the existing main level deck. Project site is located on an 18,816 square foot lot in the Hillside Design District with an average slope of 31%. The proposed total of 2,918 square feet of development is 66% of the maximum guideline floor to lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on May 26, 2020. Project was last reviewed May 26, 2020.

Continue indefinitely with comments:

1. Clarify the grading around the deck, if there is grade greater than 30 inches, indicate railing type or a modification to meet the Code difference.
2. On Sheet A-600, on the right of the section, provide detail for the top of the existing upper level deck and the new wall enclosure, indicating any waterproofing.
3. Section marks shall be applied to the sill and header of the windows. Provide detail of the wall meeting the new concrete slab and foundation.
4. Provide detail marks on Sheet A-610.