



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 9, 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: Miller and Richards

Staff present: Timmy Bolton, Associate Planner; Hamilton; and Ternovskaya

NEW ITEM: CONCEPT REVIEW

A. 26 AMERICAN AVE

Assessor's Parcel Number: 025-241-027
Zone: RS-7.5
Application Number: PLN2020-00337
Owner: Michael and Karen Sloan
Applicant: Gregory Jenkins

(Proposal to convert an existing covered front porch to habitable space and to construct a new covered front porch. An interior remodel is also proposed. Staff Hearing Officer review of a modification is required to allow the enclosure of the existing covered porch to be located in the required front setback. The proposed total of 1,430 square feet of development on a 5,026 square foot parcel is 59% of the maximum guideline floor to lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings.

Continue indefinitely with comments:

1. The Board finds the modification acceptable because the existing setback has been changed from when the house was originally built, and the style of the porch does not cause any alterations to the overall look of the house and supports the style of the house.
2. Explore providing a window inside the entry room.

CONTINUED ITEM: FINAL APPROVAL**B. 301 MOHAWK RD**

Assessor's Parcel Number: 041-323-004
Zone: E-3/SD-3
Application Number: PLN2019-00122
Owner: Ryan Mori
Applicant: Jacob Niksto

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,275 square foot ground floor, 801 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on August 31, 2020. Project was last reviewed August 31, 2020.

Final Approval as submitted.

The ten day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL**C. 506 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-025
Zone: A-1/SD-3
Application Number: PLN2019-00620
Owner: Stanley Drive Holdings LLC
Applicant: William Wolf

(Proposal to demolish the existing residence and construct a new 4,032 square foot single-unit residence with an attached 750 square foot two-car garage located on a lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal also includes a new pool and spa, pool deck, site walls, paving and hardscape, and two uncovered parking spaces. The proposed total of 4,782 square feet of development, located on a 38,490 square foot lot in the Hillside Design District is 98% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on August 17, 2020. Project was last reviewed August 17, 2020.

Public comment:

Correspondence from Robert Niehaus was acknowledged.

Final Approval as submitted.

The ten day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL

D. **3354 CLIFF DR**
Assessor's Parcel Number: 047-081-003
Zone: A-1/SD-3
Application Number: PLN2020-00010
Owner: Ann Collins-Burgard
Applicant: Mark Morando

(Proposal for an interior remodel and 1,773 square feet of additions to an existing 2,370 square foot single-unit residence with a detached 744 square foot three-car garage. Project includes converting 452 square feet of non-habitable space to habitable space. The proposed total of 4,887 square feet of development on a 70,184 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on June 15, 2020. The project was last reviewed on June 15, 2020.

Final Approval as submitted.

The ten day appeal period was announced.