



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JANUARY 13, 2020

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: Miller and James
Staff present: Monson

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1723 CALLE CERRO

Assessor's Parcel Number: 041-040-047
Zone: RS-6
Application Number: PLN2019-00452
Owner: Murphy O'Brien Trust
David O'Brien and Joanne Murphy, Trustee
Applicant: Heide Norman

(Proposal for an interior remodel to an existing two-story 1,709 square foot single-unit residence with an attached 367 square foot one-car garage. Project includes replacement of a window on the east and south elevation, improvements to the front entry door, replacement of shingle roof at entry with a low sloped roof, and removal of trellis at entrance. The existing 2,076 square foot residence on a 6,621 square foot lot in the Hillside Design District is 73% 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.

Continue indefinitely to Consent with comments:

1. Provide a rendered elevation of the proposed front entrance with details of the proposed front porch design.
2. Provide details of the front porch columns with the proposed connection to the roof.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 281 CANON DR**

Assessor's Parcel Number: 053-143-005
Zone: RS-10/SRP/USS
Application Number: PLN2019-00333
Owner: Evan R. Jeffrey
Applicant: Jim Davis

(Proposal for a new 475 square foot second floor addition to an existing one-story 1,602 square foot single-unit residence with a detached 371 square foot two-car garage. Project includes an interior remodel. The proposed total of 2,448 square feet of development on a 7,070 square foot lot is 84% of maximum allowable floor to lot area ratio.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on August 5, 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 and the condition that the proposed shutter design shall match style and color of existing shutters.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 3054 MARILYN WAY**

Assessor's Parcel Number: 055-201-011
Zone: RS-7.5
Application Number: PLN2019-00465
Owner: Maggie O'Keeffe
Applicant: Morgan O'Keeffe

(Proposal to permit an as-built 100 square foot wood deck with an attached boardwalk and exterior stairs in the rear yard of a lot with an existing 996 square foot single-unit residence located in the Hillside Design District. Project also includes permitting an as-built 4'-0" tall retaining wall. Project will address violations in Enforcement Case ENF2019-00881.)

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

Continue indefinitely to Consent with comments:

1. Revise the height of guardrail to be 42" tall.
2. Demonstrate the relationship and privacy of the deck to the adjacent neighbor through photographs or drawings.

FINAL APPROVAL**D. 1199 HARBOR HILLS DR**

Assessor's Parcel Number: 035-312-007
Zone: RS-15
Application Number: PLN2016-00025
Owner: Howland Family Trust
Ben Howland, Trustee
Applicant: Don Swann

(This is a revised project description. Proposal to construct 1,420 square feet of additions to an existing 2,588 square foot, one-story single-family residence with a basement and an attached 390 square foot two-car garage. Of the 1,420 square feet of new additions, 1,258 square feet will be in addition to the main residence, 52 square feet will be added to the garage, and 110 square feet will be additional storage area. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 942 square feet for portions 4' or less. The proposed total of 3,196 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 83% of the maximum allowable floor-to-lot-area ratio (FAR). The Staff Hearing Officer has granted a Zoning Modification to allow encroachments within the required front setback.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on December 9, 2019. Project was last reviewed on December 9, 2019

Final Approval as submitted.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 1040 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-012
Zone: RS-1A
Application Number: PLN2019-00198
Owner: Marita Hawryluk
Applicant: Susette Naylor

(Proposal for 324 square feet of additions to an existing 1,913 square foot split level single-unit residence with a 407 square foot attached garage. The proposed total of 2,617 square feet of development on a 17,695 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2017-00428.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on November 25, 2019.

Project Design Approval and Final Approval with comments and conditions:

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.
3. Condition that the size of the front window at the loft shall match the existing size of the window on east elevation.
4. The removal of the trapezoidal clerestory window is acceptable.