



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES TUESDAY, JANUARY 21, 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. 311 W VALERIO ST
Assessor's Parcel Number: 027-162-006
Zone: R-MH
Application Number: PLN2020-00008
Owner: Elizabeth Living Trust
David Alan Hodges and Laurel Lyle, Trustees
Applicant: Scott Branch

(Proposal to locate heat pump along east elevation of proposed Accessory Dwelling Unit (ADU). Project is located on a 6,755 square foot lot with an existing 1,690 square foot two-story single-unit residence. Project is requesting design review to allow a reduction in the setback requirement for free-standing equipment from 5'-0" to 4'-9".)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings.

Project Design 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. Approval of an Exception for the mechanical equipment is warranted as the proposed equipment will not result in any negative aesthetic impact, and to provide relief for existing site constraints.

FINAL APPROVAL**B. 237 LAS ALTURAS RD**

Assessor's Parcel Number: 019-331-005
Zone: RS-15
Application Number: PLN2018-00534
Owner: Claudia W. And James P. Glass
Applicant: DMHA

(The parcel is currently developed with a 2,530 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 295 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,796 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 75% of the required maximum allowed FAR. This project will address violations in Zoning Information Report ZIR2012-00591.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on November 25, 2019. Project was last reviewed on November 25, 2019.

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**C. 917 ALPHONSE ST**

Assessor's Parcel Number: 031-182-013
Zone: R-2
Application Number: PLN2018-00665
Applicant: John M. Cohan, Owner

(Approved project is a proposal for two new uncovered parking spaces and new driveway area in the rear yard of an existing 721 square foot single unit residence with a guideline floor-to-lot area ratio (FAR) of 30% and as allowed under SBMC 30.175.030.N.1.a. The new parking spaces will replace the covered parking previously provided by a one-car garage that was demolished without permits and include 200 square feet of storage space. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455. Project is requesting approval of as-built deck and revisions to windows and doors.)

Approval of Review After Final is requested to permit as-built deck in rear yard, and revisions to windows and doors. Project was last reviewed on August 26, 2019.

Approval of Review After Final as submitted.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 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, Trustees
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 side, 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. Project was last reviewed on January 13, 2020.

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.