



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES FEBRUARY 24, 2020

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Miller and James
Staff present: Monson

FINAL APPROVAL

A. [837 ARBOLADO RD](#)
Assessor's Parcel Number: 019-113-037
Zone: RS-1A
Application Number: PLN2018-00662
Owner: Peggy Palmer Wiley Trust
Peggy Wiley, Trustee
Applicant: Brian Miller

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three-level, single-unit residence with an attached 441 square foot two-car garage. The project includes a new outdoor gas fireplace and barbeque counter, and permitting as-built interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR)).

Final Approval is requested. The project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. Plans require substantial conformance with plans granted Project Design Approval on February 4, 2019. Project was last reviewed on February 4, 2019.

Item postponed one week at the applicant's request.

FINAL APPROVAL**B. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003
Zone: E-3/SD-3
Application Number: PLN2019-00422
Owner: Kato Family Trust
Danny and Myla Kato, Trustees
Applicant: Jim Davis

(Proposal for a new 611 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to an Accessory Dwelling Unit (ADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,283 square feet of development, of which the ADU is excluded from the calculation, on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

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 with comments:

1. The minor revision to upstairs addition is supportable and does not cause major changes to exterior elevation.
2. The skylight is acceptable as proposed.

FINAL APPROVAL**C. 1567 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 027-151-006
Zone: RS-15
Application Number: PLN2019-00191
Owner: Edward St. George
Applicant: Jerry Wilhelm

(Proposal for a 66 square foot addition to an existing 2,790 square foot two-story single-unit residence. Project includes a remodel to the second story and additional as-built site improvements. A Minor Zoning Exception is requested to allow the fence to exceed the maximum allowed height of 3'-6" within the first ten feet of the front lot line. The project will address violations in Zoning Information Report ZIR2015-0009. The proposed total of 3,249 square feet on a 17,779 square foot lot in the Hillside Design District is 74% of the maximum guideline floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on January 6, 2020. Project was last reviewed on January 6, 2020.

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL

D.	<u>812 DE LA GUERRA TERR</u>
Assessor's Parcel Number:	031-071-018
Zone:	RS-15
Application Number:	PLN2018-00610
Owner:	SBLK, LLC
Applicant:	Landworth Debolske Architecture

(Approved project is a proposal for 50 square feet of additions to an existing 1,538 square foot single-unit residence in the Hillside Design District. The proposal includes a new doors and windows and a new deck in the remaining front yard. Revisions include alterations to driveway and carport.)

Approval of Review After Final is requested for revisions to driveway and carport configuration. Project was last reviewed on December 3, 2018.

Approval of Review After Final with comments:

1. The size, bulk, and scale is consistent with neighborhood.
2. The landscape plan is acceptable and will be an improvement to site.