



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 24, 2014      David Gebhard Public Meeting Room: 630 Garden Street      11:00 A.M.

**BOARD MEMBERS:**      FRED SWEENEY, *Chair*  
                                      BRIAN MILLER, *Vice-Chair*  
                                      BERNI BERNSTEIN  
                                      LISA JAMES  
                                      JAIME PIERCE  
                                      DENISE WOOLERY  
                                      JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                      DAVID ENG, Planning Technician  
                      AMBER FLEMMINGS, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

Representatives present:      **Jaime Pierce and Fred Sweeney**  
Staff present:      **David Eng, Planning Tech**

### FINAL REVIEW

**A.      2301 CHAPALA ST      **E-3 Zone****

Assessor's Parcel Number:      025-113-013  
Application Number:      MST2013-00417  
Owner:      Scott Gerrard Kipp and Hsiu Hua Kipp  
Designer:      Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

**(Final Approval is requested.)**

**Continued one week to Consent.**

**PROJECT DESIGN REVIEW****B. 120 E PEDREGOSA ST****E-1 Zone**

Assessor's Parcel Number: 027-041-017  
 Application Number: MST2014-00226  
 Owner: James H. Franzen  
 Architect: Jose Luis Esparza

(The 6,600 square-foot site is currently developed with an existing 2,044 square foot, two-story single-family residence with a detached 420 square foot two-car garage. The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The existing house is taller than 25 feet and Planning Commission review of a floor-to-lot-area ratio modification is requested.)

**(Project Design Approval is requested. Final Approval may be granted if sufficient information is provided. Project must comply with Planning Commission Resolution No. 025-14.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comment and condition:**

- 1) The Board finds that the proposed floor-to-lot area ratio acceptable as the addition does not impact the streetscape and is of a scale and design that is compatible with the neighborhood.
- 2) Show the location of the exterior light fixtures on the plans.

**NEW ITEM****C. 108 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-019  
 Application Number: MST2013-00485  
 Owner: Zarinelo R. Ortega  
 Engineer: Braun & Associates, Inc.

(Proposal to permit the "as-built" enclosure of a breezeway for a 132 square foot addition to an existing 1,779 square foot single-family residence. The project includes removal of a fence and steps constructed outside of the northern property line, permitting of 760 linear feet of "as-built" retaining walls, an "as-built" patio, "as-built" steps and terraces, and construction of a new 78 linear foot fence along the northern property line, and alterations to the interior. The proposed total of 2,307 square feet of development on a 36,155 square foot lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address outstanding violations identified in Zoning Information Report ZIR2012-00085 and Enforcement Case ENF2011-00136. An administrative exception is requested for retaining walls that have a combined height exceeding 8 feet tall within the interior setback.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 SWMP prior to Final Approval. Applicant is requesting an exception to the fence and screen height standards per SBMC § 28.87.170. Determination is required for consistency with neighborhood character.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****D. 1135 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-012  
Application Number: MST2014-00577  
Owner: Lucille M. Leemhuis, Trustee

(Proposal for repairs and upgrades to a spa deck and railing in the rear yard of an existing single-family residence in the Hillside Design District. The proposal includes enclosing the area below the deck with sheetrock and wooden panels.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****E. 3219 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-029  
Application Number: MST2014-00582  
Owner: Kathi Marx  
Architect: TCM AIA

(Proposal to replace windows and doors at the rear elevation of both floors of a two-story residence with single lite windows and folding glass doors.)

**(Action may be taken if sufficient information is provided.)**

**Continued one week to the Full Board.**