



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 24, 2015 **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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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

Website: www.SantaBarbaraCA.gov

Representatives present: **Joe Moticha and Denise Woolery**
Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 1576 LA VISTA DEL OCEANO DR **E-1 Zone**
Assessor's Parcel Number: 035-180-058
Application Number: MST1999-01043
Owner: Alfred Asman
Architect: Thomas Moore Architectural Services

(This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05 approved on October 6, 2005.)

(Review After Final is requested for revisions to window sizes and locations on the north and east elevations. Project requires compliance with Planning Commission Resolution No. 063-05.)

Approval of Review After Final as submitted with comment:
1) Review After Final includes exterior stucco color revision from "brandy cream" to "steam niebla".

NEW ITEM**B. 855 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-038
Application Number: MST2015-00200
Owner: Stephen and Judith Bay Living Trust
Applicant: Bill Chappell
Designer: Alida Aldrich

(Proposal to construct a new 12' x 60' lap pool, exterior stairs, pergola and built in barbecue, and fencing at an existing single-family residence in the Hillside Design District. The project includes alterations to an existing deck, wall, and column to be located outside of the interior setback, 100 cubic yards of grading to be balanced on site, and additional landscaping and site paving.)

(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 with condition:

1) Provide wall and swimming pool construction details.

NEW ITEM**C. 40 ALSTON PL****A-2 Zone**

Assessor's Parcel Number: 015-161-010
Application Number: MST2015-00397
Owner: Lender Trust
Designer: Amy Von Protz

(Proposal for two driveway gates, one pedestrian gate, and stucco columns along the front property line of an existing single family residence in the Hillside Design District. The gates will be up to 6 feet tall.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination 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 with comment:

1) The Board finds the height of the gates and columns aesthetically appropriate and do not pose consistency issues with the design guidelines.