



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 31, 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**

PROJECT DESIGN AND FINAL REVIEW

A. 3425 SEA LEDGE LN **A-1/SD-3 Zone**
Assessor's Parcel Number: 047-082-012
Application Number: MST2014-00537
Owner: Jacques Habra
Architect: Peter Becker
Agent: Alicia Harrison

(Proposal to construct a new 480 square foot pool, 49 square foot spa with associated pool equipment and safety fencing on a 17,490 square foot lot in the Hillside Design District and the Appealable jurisdiction of the Coastal Zone. This proposal is an amendment to the recent Coastal Development Permit dated May 2, 2013 and revised on August 8, 2014, under MST2012-00135 which approved 2,345 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage. The proposal requires Planning Commission review for a requested Coastal Development Permit.)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 011-15.)

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.

REVIEW AFTER FINAL**B. 20 CAMINO VERDE****A-1 Zone**

Assessor's Parcel Number: 019-282-027
Application Number: MST2012-00283
Applicant: Jim Doub
Owner: Rory Rye and Jim Doub
Architect: Edwards-Pitman Architects

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final is requested for a new roof profile adjacent to the kitchen, a revised exterior wall at the kitchen, a 42 inch tall wall at the kitchen deck, a new 30 inch tall site wall, a raised wall at the air conditioning unit to be 8 feet above grade, a revised deck around the pool, a change of the pool deck railing to a 42 inch tall decorative wall, a new 20 inch tall wall at the pool deck, a pool cabana, and a revised window at the lower floor bathroom.)

Approval of Review after Final as submitted.

NEW ITEM**C. 101 ONTARE HILLS LN****E-1 Zone**

Assessor's Parcel Number: 055-160-062
Application Number: MST2015-00414
Owner: Joshua Lynn
Contractor: Chris Arntz

(Proposal to replace a gravel driveway with a 100-foot long Hollywood driveway and driveway apron at an existing single-family residence in the Hillside Design District.)

(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.

FINAL REVIEW**D. 2233 FOOTHILL LN****A-1 Zone**

Assessor's Parcel Number: 021-101-007
Application Number: MST2014-00521
Owner: Sarah F. Hammett
Architect: Mark English

(Proposal for 74 square feet of first-floor and 88 square-feet of second-floor additions to an existing two-story, 3,226 square foot, single-family residence with an attached 772 square foot three-car garage and two uncovered parking spaces. The project includes the alteration of roof forms, and new windows and doors. The proposed total of 4,161 square feet of development on a 38,251 square foot lot is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**E. 1830 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-011
Application Number: MST2015-00183
Owner: Mihailoff Living Trust
Architect: Dawn Sherry

(Proposal for a 748 square foot, one-story addition to the rear of an existing 1,990 square foot, one-story single-family residence with an attached 449 square foot, two-car garage. The project includes new doors and windows, window replacements, removal of selected areas of wood siding, a new front patio, removal of a portion of the driveway and removal of a pool waterslide. The proposed total of 3,187 square feet on a 26,462 square foot lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)

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.

FINAL REVIEW**F. 1342 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-252-013
 Application Number: MST2015-00187
 Owner: David Thomas & Associates, Inc.
 Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 175 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,792 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution 037-15.)

Final Approval as submitted.

NEW ITEM**G. 1542 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-170-002
 Application Number: MST2015-00409
 Owner: Michael Kinderman
 Architect: Tom Ochsner

(Proposal to construct a new concrete wall and wooden privacy screen with a combined height of 21 feet tall in the rear yard of an existing single-family residence. The proposed wall and screen will be adjacent to an existing 8 foot tall retaining wall to remain. The project also includes a new retractable awning on wire cables in a courtyard in the rear yard.)

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

Continued indefinitely to Consent.

NEW ITEM**H. 281 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-002
 Application Number: MST2015-00417
 Owner: Kathryn A. Ordway Revocable Trust
 Applicant: Michelle Lang

(Proposal for a 326 square foot covered outdoor kitchen and 330 square foot outdoor uncovered patio with a fireplace and wall fountain at an existing single-family residence on a 79,714 square foot lot in the Hillside Design District.)

(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 to provide compliance with Tier 2 SWMP.

CONTINUED ITEM

I. 1270 KENWOOD RD

E-1 Zone

Assessor's Parcel Number: 035-320-015
Application Number: MST2015-00378
Owner: Heather Brophy
Applicant: Myles Steimle

(Proposal for a new 470 square foot pool and pool equipment at the rear of an existing one-story, single-family residence on a 13,160 square foot lot in the Hillside Design District.)

(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.