



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 23, 2016 **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: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KAITLIN MAMULSKI, Planning Technician
 KRYSTAL M. VAUGHN, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Joseph Moticha and Denise Woolery.
 Staff present: Katie Mamulski.

PROJECT DESIGN AND FINAL REVIEW

A. 1562 MARQUARD TERR **R-1 Zone**

Assessor's Parcel Number: 041-031-018
 Application Number: MST2013-00424
 Owner: Joanne Gronquist
 Architect: Joe Ewing
 Applicant: Trish Allen

(This is a revised project description. Proposal for 494 square foot of first floor additions with a new entry stairway and a 194 square foot second floor addition to an existing 1,286 square foot single-family residence with a detached 334 square foot garage and 237 square feet of detached accessory space. The project also includes demolition of an "as-built" 37 square feet addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations to the dwelling, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet, located on an 8,600 square foot parcel in the Hillside Design District is 75% of the required floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for requested zoning modifications. Project will address violations in ZIR1999-01169.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff

Hearing Officer Resolution No. 071-15.)

Motion: Project Design 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.

Action: Moticha/Woolery, 2/0/0. Motion carried.

FINAL REVIEW**B. 456 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-036
Application Number: MST2014-00491
Owner: Bradley Vernon
Architect: Michael Holliday

(Proposal to construct a new single-family residence on a vacant lot. The previous dwelling on the parcel was destroyed in the Tea Fire. The project will comprise a 1,669 square foot, two-story, single-family residence with an attached 562 square foot two-car garage. It also includes 331 cubic yards of cut and 8 cubic yards of fill grading. The proposed total of 2,231 square feet on an 8,431 square foot lot in the Hillside Design District is 67% of the required maximum floor-to-lot area ratio [FAR].)

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

Motion: Final Approval as submitted.

Action: Moticha/Woolery, 2/0/0. Motion carried.

PROJECT DESIGN AND FINAL REVIEW**C. 1911 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-006
Application Number: MST2015-00309
Owner: Kaye Swanson,
Applicant: Vanguard Planning LLC

(Proposal to permit an as-built trellis at the front entry, and as-built decks and trellis in the rear yard of an existing two-level, single-family residence in the Hillside Design District. The project includes removal of portions of the rear deck greater than 36" in height within the required open yard, and greater than 10" within required interior setbacks, and the removal of the as-built bar sink at lower level. The project will address violations identified in enforcement case ENF2014-00161 and Zoning Information Report ZIR2014-00161.)

(Project Design Approval and Final Approval are requested.)

Motion: Project Design and Final Approval as submitted 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.

Action: Woolery /Moticha, 1/0/1. (Moticha abstained.) Motion carried.

NEW ITEM**D. 3045 FOOTHILL RD E-3/SD-2 Zone**

Assessor's Parcel Number: 053-093-006
Application Number: MST2016-00205
Owner: Mathers-Winn Family Trust
Contractor: Wes Grieger

(Proposal to demolish an existing block wall and footing at the front of the property and construct a new 6 feet 6 inch high masonry wall with gray slumpstone for an existing single family dwelling.)

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

Motion: Continued one week to Consent Review.

Action: Moticha/Woolery, 2/0/0. Motion carried.

PROJECT DESIGN REVIEW**E. 3416 MARINA DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-081-001
Application Number: MST2015-00572
Owner: Kechejian-Schoolfield Rev Trust
Architect: Peter Becker

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations and, a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio [FAR]. The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

(Project Design Approval is requested.)

Motion: Project Design and Final Approval as submitted 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.

Action: Woolery /Moticha, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:45 A.M. ****