



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, June 23, 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:      **Jim Zimmerman**  
Staff present:      **David Eng, Planning Tech**

### **PROJECT DESIGN AND FINAL REVIEW**

**A.      1109 LAS OLAS AVE**      **E-3/SD-3 Zone**  
                      Assessor's Parcel Number:      045-062-007  
                      Application Number:      MST2014-00250  
                      Owner:      Thomas Chadwick Carty  
                      Architect:      James Zimmerman

(Proposal to convert an existing 336 square foot detached garage into habitable accessory space, add 77 square feet to the main building, and create two new uncovered parking spaces at an existing 1,943 square foot residence. The project also includes a new deck and patio in the rear yard. The proposal of 2,020 square feet on a 7,760 square foot lot is 65% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval requested.)**

**Project Design 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. Continued indefinitely to Consent.**

Public Comment: William Hazard, a neighbor adjacent to the project expressed concerns about privacy from the proposed deck.

**FINAL REVIEW****B. 1901 CIELITO LN****A-1 Zone**

Assessor's Parcel Number: 021-082-007  
 Application Number: MST2014-00119  
 Owner: Kenneth M. Rosenzweig  
 Architect: Roderick Britton

(Proposal to construct a 354 square foot first floor addition and a 942 square foot lower level addition to an existing 1,878 two-story, single-family residence with a 332 square foot attached carport. The proposal also includes additions, an expanded deck, and conversion of 220 square feet of an existing 858 square foot detached art studio to a two-car garage. The proposal includes construction of new gabled and asphalt shingled roofs on the dwelling and the art studio, interior remodels of both buildings, and exterior site work. The proposed total of 4,202 square feet, located on a one-acre lot in the Hillside Design District, is 85% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested.)**

**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, and with the following condition:**

- 1) Show compliance with Tier 3 Storm Water Management Program on plans.

**PROJECT DESIGN REVIEW****C. 1025 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-004  
 Application Number: MST2014-00118  
 Applicant: Peter Doctors  
 Owner: William Koonce

(Proposal to permit site improvements that include as-built concrete block walls of up to six feet tall and that cumulatively exceed the eight foot height limit for walls located in the 35 foot front yard setback, and an as-built fountain in the front yard setback. The project also includes removal of a trellis and trash containers in the interior setback, and construction of a new concrete wall of up to six feet tall in the front yard of an existing single family residence on a 27,157 square foot lot in the Hillside Design District. This proposal will address violations identified in enforcement case ENF2013-001241. Staff Hearing officer review is requested for a zoning modification to allow the a fountain in the setback.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and wall height standards per SBMC 28.87.170.)**

**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, with the following condition:**

- 1) Zoning Administrative Approval for Minor Exception to Walls is required.