



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, July 11, 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
- KATIE MAMULSKI, Planning Technician
- KRYSTAL M. VAUGHN, Acting Commission Secretary

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

- Representatives present: Brian Miller and Lisa James (with the exception of Item F).
- Staff present: Katie Mamulski.

**NEW ITEM**

**A. 1124 HARBOR HILLS LN E-1 Zone**

- Assessor's Parcel Number: 035-314-009
- Application Number: MST2015-00599
- Owner: Jerry D Riggs Trust
- Applicant: Eva Turenchalk
- Engineer: Flowers and Associates

(Proposal for site work at an existing single-family residence. The project includes the removal of the following: 2,135 square feet of impermeable pavers, 200 square feet of concrete paving, 550 square feet of driveway paving, 14 linear feet of a CMU seat wall at the entry patio, an existing storm water drainage system, and existing landscaping. The project proposes 1,958 square feet of stone tile walkways and patios, a new 550 square foot permeable paver driveway, approximately 75 linear feet of CMU retaining wall, 55 linear feet of grade beam with CMU retaining and seat walls, new storm water drainage system, a fire pit, and new landscaping. The proposed total of 3,341 square feet on a 13,517 square foot lot in the Hillside Design District is 80 percent of the maximum allowable floor-to-lot area ratio [FAR].)

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

Present: Eva Turenchalk.

**Motion: Positive comments forwarded to the Staff Hearing Officer.**

Action: Miller / James, 2/0/0. Motion carried.

**NEW ITEM****B. 1115 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-260-010  
Application Number: MST2016-00262  
Owner: Carlos Ortiz Reteguín  
Architect: Jose Luis Esparza

(Proposal to address violations in Enforcement Case ENF2015-00424. Request for an exception to allow a five foot seven inch fence to remain along the front of the property. Also requested is approval to allow two uncovered parking spaces rather than two covered spaces and an installation of a new utility shed. The proposed total of 1,163 square feet on a 5,000 square foot lot is 48 percent of the maximum allowable floor-to-lot area ratio [FAR].)

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

Present: Jose Luis Esparza.

**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, and with the comment that the fence and gate must be reduced 48 inches to meet City requirements.**

Action: Miller/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****C. 1177 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-004  
Application Number: MST2016-00275  
Owner: Virginia Moede  
Applicant: Albert Chavez  
Architect: Patrick Tighe

(Remodel of existing two-story single-family residence to a one-story residence, removal of accessory space and relocation of existing garage. Remodel includes alterations and reconfigurations to both the first and second stories. This project is a revision to MST2015-00488, which was previously approved by the SFDB. The proposed total of 2,351 square feet on an 18,816 square foot lot is 55 percent of the guideline maximum floor-to-lot area ratio [FAR].)

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

Present: Patrick Tighe, Albert Chavez and Virginia Moede.

**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, and with the following comments:**

- 1) Roofing material must be neutral and non-white.
- 2) Mexican Feather Grass needs to be replaced with a non-invasive species.

Action: Miller/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****D. 454 WYOLA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-011  
Application Number: MST2016-00277  
Owner: Melissa A. Kasch

(Proposal to replace approximately 78 linear feet of an existing permitted six foot high fence within the front yard with approximately 101 linear feet of new six foot high fence in the front yard on a 13,577 square foot developed lot with an existing one-story single family residence with a detached garage on the corner of Wyola Road and Samarkand Drive.)

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

Present: Melissa Kasch.

**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: Miller/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****E. 2203 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-023  
Application Number: MST2016-00278  
Owner: Andrew Addison Proctor  
Applicant: Amy Von Protz

(Proposal to demolish 45 square feet of existing residence and a remodel. Remodel includes reconfiguring existing kitchen, den, study, bedroom, family room into a larger kitchen, two bedrooms with full bath, and family room. Remodel of master bath, add hallway closet and reconfigure bedroom closet, replace hallway storage with window seats and shelves. Demolish and rebuild existing deck and expand existing deck. Remove internal stair access to the garage. Upgrade electric service to 200 amp. Replace a portion of the driveway with permeable pavers. The proposed total of 3,334 square feet on a 21,798 square foot lot in the Hillside Design District is 71 percent of the guideline maximum floor to-lot-area ratio [FAR].)

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

Present: Amy Von Protz and Jaime Pierce.

**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: Miller/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****F. 3407 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-010  
 Application Number: MST2016-00279  
 Owner: Krach-Bastian Family Trust  
 Applicant: Jacques Habra  
 Agent: Alicia Harrison

(Repair/reconstruction of neighborhood beach access stairway and path within existing access easement. The property is located in the Appealable Jurisdiction of the Coastal Zone and the project requires a Coastal Development Permit.)

**(Comments Only; Project requires Planning Commission review for a Coastal Development Permit.)**

Present: Jacques Habra.

**Motion: Positive comments forwarded to the Staff Hearing Officer.**

Action: James/\_\_\_\_, 1/0/1. (Miller recused). Motion carried.

**NEW ITEM****G. 212 CANON DR****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-162-002  
 Application Number: MST2016-00281  
 Owner: Aaron and Valerie Edelheit  
 Architect: Wade Davis Design

(The proposed project includes a change of use from storage to habitable area of 299 square feet including removal of two fixed windows and replacing with one new French door, a second floor addition of 56 square feet, relocation of four windows, an interior remodel of 606 square feet (abating ZIR building violations ZIR2016-00163), and removal of spa located in interior yard setback (abating zoning violation of ZIR2016-00163). The proposed total of 3,389 square feet on a 9,892 square foot lot is 93 percent of the maximum allowable floor to-lot-area ratio [FAR].)

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

Present: Jim Davis.

**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: Miller/James, 2/0/0. Motion carried.

The ten-day appeal period was announced.