



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, August 8, 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  
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  
KATHLEEN GOO, Commission Secretary

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

Representatives present: Lisa James and Brian Miller.  
Staff present: Katie Mamulski.

### **REVIEW AFTER FINAL**

**A. 2118 MOUNT CALVARY RD**

**A-1 Zone**

Assessor's Parcel Number: 021-081-002  
Application Number: MST2015-00535  
Applicant: Diana Kelly  
Designer: Becker Studios Inc.  
Owner: Ornella Faccin

(Proposal to remodel the existing 4,442 square foot, one-story, single-family residence including an attached 453 square foot accessory structure, and a detached 625 square foot two-car carport. The proposal involves demolition of a 150 square foot unpermitted sunroom, the demolition of the existing detached carport, and construction of a new 687 square foot detached three-car garage and new open trash enclosure at the rear of the garage. The project also includes draining and decking over the existing pool and spa in the rear yard. The proposed total of 5,583 square feet on a 2.17 acre lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal will address all violations identified in Zoning Information Report ZIR2015-00376.)

**(Review After Final is requested for a new garage door relocation and garage structural change.)**

**Final Approval of Review After Final as submitted.**

**NEW ITEM****B. 2141 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-011  
 Application Number: MST2016-00200  
 Owner: Brown Family Survivor's Trust  
 Applicant: Adam Brown

(Proposal to abate violations of ENF2016-00153 for as-built changes to a single family home. As-built changes include a new electrical sub-panel, replacement of door with as-built french doors, an 84 square foot landing and converted garage space. No new construction is proposed. The proposed total of 3,031 square feet on a 15,000 square foot lot is 70% of the guideline maximum floor to-lot-area ratio [FAR].)

**(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.**

The ten-day appeal period was announced.

**NEW ITEM****C. 243 SALIDA DEL SOL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-121-003  
 Application Number: MST2016-00312  
 Owner: Ann Bellefeuille Wilms  
 Applicant: Vanguard Planning, LLC

(Proposal to permit an "as-built" retaining wall varying in height from 2'-2" to 4'-2" and a 3'-3" fence on top of the retaining wall located along the front property line. The combined height exceeds the maximum 3'-6" height requirement and involves a request for an Administrative Zoning Exception to exceed 3'-6" height within the required 10 foot setback. The proposal will also address violations identified within ENF2016-00484 and ZIR2016-00120, including permitting a 600 square foot Secondary Dwelling Unit, an "as-built" 95 square foot addition, door and window changes, new skylights, a new uncovered parking space, and a new retaining wall varying in height to a maximum 26 inches in height.)

**(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 the neighborhood character.)**

**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, and continued indefinitely to Consent Review with comments:**

- 1) The Board finds the over-height walls and fencing aesthetically appropriate and consistent with the neighborhood character.
- 2) The exposed CMU north of the driveway wall shall be finished to match the retaining wall along the front lot line.

The ten-day appeal period was announced.

**NEW ITEM****D. 1033 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-003

Application Number: MST2016-00339

Owner: Arnold Edmund Keir and Marguerite Nash

(Proposal for erosion repair for small erosion grooves to be filled with less than 50 cubic yards of grading. The area of repair crosses the property line between 1033 N. Ontare Rd. [25,829 sq. ft.] and 1057 N. Ontare Rd. [56,874 sq. ft.] in the Hillside Design District with a 30% slope.)

**(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.**

The ten-day appeal period was announced.

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