



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 27, 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**

Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 2105 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews Revocable Trust
Architect: Britt Jewett
Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). This project has received Project Design Approval and Final Approval. A Review After Final is requested for an additional six square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. The revised project requires Staff Hearing Officer review for an additional zoning modification.)

(Review After Final is requested for a new 6-foot tall CMU site wall with a plaster finish along the western property line and a new 8-foot tall wood frame and plaster finish site wall along the northern property line. Project must comply with Staff Hearing Officer Resolution Nos. 021-09, 024-09, and 054-14 and Planning Commission Resolution No. 021-09.)

Approval of Review After Final as submitted with comment:

- 1) The 8-foot wall along the northern property line is aesthetically appropriate and will help provide privacy for property owners on either side.

NEW ITEM

B. 1340 KENWOOD RD

E-1 Zone

Assessor's Parcel Number: 041-120-027
 Application Number: MST2015-00178
 Owner: Lawrance Survivor's Trust
 Applicant: Vanguard Planning, LLC

(Proposal to permit two "as-built" retaining walls in the front yard, ranging from 18 to 46 inches in height. The project also includes permitting an "as-built" 6-foot tall wooden fence along the interior property lines. Also proposed is the repaving of an existing asphalt driveway with permeable pavers. This project will address violations identified in Zoning Information Report ZIR2015-00025. An Administrative Exception is required for the retaining walls to exceed 42 inches tall within ten feet of the front lot line.)

(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 is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

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 comment and condition:

- 1) The cumulative height of the two retaining walls is aesthetically appropriate and does not pose consistency issues with the design guidelines.
- 2) Provide details for the permeable pavers on plans to demonstrate compliance with Storm Water Management.

NEW ITEM

C. 216 E JUNIPERO ST

E-1 Zone

Assessor's Parcel Number: 025-132-002
 Application Number: MST2015-00182
 Owner: Gordon L. Head
 Designer: Jessica Harlin

(Proposal for a new 6-foot tall, 40 linear foot, CMU privacy wall along the front yard. The proposal includes replacing the existing concrete driveway with a semi-permeable unit paver. No alterations are proposed to the existing single-family residence.)

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

Project Design Approval 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 one week to Consent with comments:

- 1) The over-height wall located within 10 feet of the front lot line is aesthetically appropriate and does not pose consistency issues with the design guidelines.
- 2) Provide construction and finish details for Final Approval.