



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Tuesday, February 17, 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
 JAIME PIERCE
 DENISE WOOLERY
 PAUL ZINK, *Interim*

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: **Lisa James and Brian Miller**
Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 1604 LOMA ST **R-2 Zone**

Assessor's Parcel Number: 027-152-014
Application Number: MST2006-00600
Architect: Alex Ugrik
Owner: Kieran and Amy Maloney

(Review After Final for "as-built" alterations to the front façade of an existing residence under construction. The project will result in a 3,181 square foot house on a 10,160 square foot lot in the E-1/R-2 Zones. The proposed total of 3,181 square feet is 77% of the maximum FAR. The project received ABR approval for a demolition and rebuild on 5/21/07. A zoning modification was approved by the Staff Hearing officer on 2/11/09 (Resolution No. 009-09) for "as-built" alterations to the front façade located within the front setback.)

(Review After Final is requested to change the design of the chimney cap, include stone caps on walls that will exceed 42 inches in height along the front property line, and to retain an existing curb cut and driveway leading to the former garage that is currently approved as a storage room only. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Approval of Review After Final with comments:

- 1) The Board finds the over-height wall along the front property line appropriate and that it does not pose consistency issues the Single Family Residential Guidelines.

FINAL REVIEW**B. 1346 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-210-010
 Application Number: MST2014-00533
 Owner: Lewis E. Manring
 Architect: W. David Winitzky

(Proposal to add 1,198 square feet of first- and second-story additions to an existing 1,983 square foot single-family residence with a 455 square foot detached garage. The additions include habitable space that will connect the garage to the residence. The project also includes new landscaping, site walls, and an interior remodel. The proposed total of 3,636 square feet on a 27,168 square foot lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 SWMP prior to Final Approval.)

Final Approval as submitted.

NEW ITEM**C. 1072 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-271-027
 Application Number: MST2015-00046
 Owner: Virginia Townsend Rubsam

(Proposal to permit in the front yard and along Garcia Road, an "as-built" fence, of which a section is five-foot tall grape stake and the remainder is vertical wood boards of five and one-half to six-foot tall. The wood board fence is proposed to be extended to the easternmost corner of the parcel. This fencing is located within 10-feet of the property line. A new 170 foot long, six-foot tall chain link fence is proposed along the east interior lot line. The project will address violations in enforcement case ENF2015-00104.)

(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 neighborhood character.)

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 the following comments:

- 1) The Board finds the over-height fencing along the front property line appropriate and that it does not pose consistency issues the Single Family Residential Guidelines.
- 2) The Board recognizes that portions of the proposed fencing may be located within the public right of way and the requirement for a minor encroachment permit will be determined by Public Works.