



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, March 28, 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  
                   DAVID ENG, Planning Technician  
                   LETICIA I. MIGUEL, Commission Secretary

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

Representatives present:     Jaime Pierce and Fred Sweeney.

Staff present:                 David Eng.

### **REVIEW AFTER FINAL**

**A.     26 CELINE DR** **A-1/E-1 Zone**

Assessor’s Parcel Number:   055-141-034  
 Application Number:           MST2014-00316  
 Owner:                         Kyle Korver  
 Designer:                     Susan Sherwin  
 Engineer:                     Paul Belmont

(Proposal for 1,129 square feet of first- and second-floor additions to an existing 2,402 square foot, two-story, single-family residence with an attached 497 square foot garage. The proposal includes widening an existing driveway, rebuilding a portion of a retaining wall, permitting an as-built air conditioning unit, and 22 cubic yards of grading. The proposed total of 4,029 square feet of development on a 1.54 square foot lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address zoning violations identified in Zoning Information Report ZIR2012-00398.)

**(Review After Final is requested for a new freestanding shade structure, fire pit, barbecue area, retaining wall, and trash enclosure.)**

**Motion: Approval of Review After Final as submitted.**  
**Action: Sweeney/Pierce, 2/0/0. Motion carried.**

**CONTINUED ITEM****B. 101 JUANA MARIA AVE****R-2 Zone**

Assessor's Parcel Number: 017-091-010  
 Application Number: MST2016-00095  
 Owner: John and Sally Picciuto Living Trust  
 Applicant: Kayla Picciuto

(Proposal to permit "as-built" redwood fence ranging from 3'-6" to 6' tall in the front yards of an existing single-family residence on a corner lot. Zoning and Public Works review are required for the fences to exceed the 3'-6" height limitation within 10' of a front property line, at a street corner, and within the visibility triangle adjacent to the driveway. This project will abate a violation identified in enforcement case ENF2015-00853.)

**(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.)**

**Motion: 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 condition with conditions:**

- 1) The Board finds the height and configuration of the "as-built" fence acceptable, and aesthetically appropriate to the neighborhood, on the condition that it be trimmed and painted to match the approved colors to be applied to the residence.
- 2) Provide construction details.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

**NEW ITEM****C. 116 VIA DEL CIELO****E-1 Zone**

Assessor's Parcel Number: 035-050-046  
 Application Number: MST2016-00100  
 Owner: Daniel Davy O'Dowd/Amy Chu-Hua Chang  
 Architect: Peter Becker

(Proposal for 313 square feet of additions to an existing three-level, 3,703 square foot single-family residence with an attached 510 square foot two-car garage. The additions comprise the enclosure of an existing covered patio on the upper level, the creation of new habitable area within the crawlspace at the lower level, and a reconfiguration of interior spaces. The proposal includes a new motorized 6 foot tall driveway gate, and refurbishment of decks and railings. The proposed total of 4,526 square feet of development on a 37,026 square foot lot in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio.)

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

**Motion: 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 condition and continued indefinitely to Consent Review.**

Action: Sweeney/Pierce, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 11:15 A.M. \*\***