



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Tuesday, January 17, 2017**

**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: Joe Moticha and Lisa James  
Staff present: Katie Mamulski

**CONTINUED ITEM**

**A. 11 PINE DR E-3/PUD Zone**

Assessor's Parcel Number: 049-100-052  
Application Number: MST2016-00567  
Owner: Taj Hudson

(Proposal to construct a new 6' high masonry wall, approximately 100 linear feet, a new 3'- 6" masonry wall, 6 linear feet, and a new 6' high wood gate. Both masonry walls will have a stucco finish to match the existing two-story single-family residence.)

**(Action may be taken if sufficient information is provided; Project was last reviewed January 9, 2017.)**

**Project Design Approval 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.**

**NEW ITEM****B. 810 W MISSION ST****R-1 Zone**

Assessor's Parcel Number: 043-081-012  
Application Number: MST2016-00572  
Owner: Guadalupe Nunez  
Designer: Amy Von Protz

(Proposal to convert an existing detached two-car garage to an accessory structure with an addition of 103 square feet of storage space at the rear. The proposal also includes two new uncovered parking spaces behind the existing one-story single family residence. The project will address violations in ZIR2013-00130, including permitting the "as-built" driveway fence and gate and removing all other unpermitted items. The proposed total of 1,717 square feet on a 6,557 square foot lot is 61% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**Project Design Approval 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, as stated below:**

1. The Board made the following detailed Neighborhood Preservation ordinance Findings:
  - a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches (4") or more measured four feet (4') above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4") or more measured four feet (4') above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
  - e. The public health, safety, and welfare are appropriately protected and preserved.
  - f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
  - g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
2. Applicant needs to resubmit plans with the correct vicinity map.

**NEW ITEM****C. 928 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-041  
Application Number: MST2015-00482  
Owner: McDermut Family  
Designer: Sophie Calvin

(Proposal for 222 square feet of first-floor additions to an existing one-story, 1,887 square foot single-family residence with a 455 square foot attached two-car garage and an attached 283 square foot one-car carport. The proposed project includes 753 square feet of decking, exterior stairs, 145 linear feet of guardrails, 149 square foot garage addition, a new spa and other site improvements. The project will address violations identified in Zoning Information Report ZIR2000-00559 and will require Staff Hearing Officer Review for a requested Zoning Modification for a setback encroachment. The proposed total of 3,325 square feet on a 32,386 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only; Project requires Staff Hearing Officer review for a requested Zoning Modification.)**

**Continued indefinitely to the Staff Hearing Officer with the comment that the requested setback encroachment modification is aesthetically appropriate and screened from the public view.**

&lt; \*End Mins.\* &gt;