



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### CONSENT MINUTES

#### APRIL 10, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Berni Bernstein  
Denise Champendal  
Lisa James  
Joseph Moticha

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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### ATTENDANCE

Members present: Miller and Champendal  
Staff present: Mamulski

### CONTINUED ITEM

**A. 812 CAMINO VIEJO RD** **A-2 Zone**  
Assessor's Parcel Number: 015-060-015  
Application Number: MST2017-00131  
Owner: Raney Family Trust  
Applicant: Dwight Gregory

(Proposal to abate violations in ENF2016-01456 by demolishing the as-built shed, relocate the A/C condenser, remove wood decks and permit "as-built" garden walls and slabs. The proposal also includes interior remodels and replacing the "as-built" interior stairs with the permitted pull down stairway to the loft. No new square footage is proposed.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed April 3, 2017.)**

#### **Project Design Approval and Final Approval with comments:**

1. The Board made the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Show on the plans the correct open yard dimensions.
3. Show on the plans the existing shed to be relocated out of the required setbacks prior to submittal to Building and Safety for permit approval.

**NEW ITEM****B. 1110 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-192-030  
Application Number: MST2017-00145  
Owner: Susan Lagreca  
Owner: Chad Dewitt  
Applicant: Mark Armstrong

(Proposal to address Zoning Information Report and Enforcement Case violations by relocating an "as-built" shed, and remove an existing chicken coop and detached trellis cover out of the required front setback. The proposed project also includes removing the "as-built" plexi-glass cover attached to the rear of the existing two-car garage encroaching into the required interior setback, demolishing the "as-built" exterior stairs, removal of the unpermitted driveway gate, and permitting the conversion of 70 square feet of porch area to habitable floor area. The project is requesting a Zoning Administrative Exception to allow the existing "as-built" six foot fence in the front yard to exceed the allowable height of three and one-half feet. The proposed total of 1,685 square feet on a 7,405 square foot lot is 56% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in ZIR2016-00128 and ENF2016-00473.)

**(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.)**

**Continued one week to Consent with comments:**

1. Revise the plans to address plan check corrections.
2. The existing "as-built" fence appears to be out of character; return with photographs of the surrounding neighborhood.