



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JUNE 5, 2017**

**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

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

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

**ATTENDANCE**

Members present: Miller and Champendal  
 Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 418 E ALAMAR AVE E-3 Zone**  
 Assessor's Parcel Number: 053-201-002  
 Application Number: MST2016-00129  
 Owner: Tina Jill Takaya  
 Designer: Christophe De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). No changes are proposed to the existing detached garage and bedroom. An administrative exception to fence and hedge height limitations is requested. This project will address violations identified in Zoning Information Report ZIR2009-00476.)

**(Review After Final is requested for an "as-built" wall revision.)**

**Continued indefinitely with comment that the Board did not find the "as built" portion of the wall acceptable and recommended the wall remain or be revised to the previously approved height and design.**

**NEW ITEM****B. 9 E PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-123-014  
Application Number: MST2017-00294  
Owner: Roberts Kiefer Family Trust  
Architect: Sherry Associates  
Applicant: Paul Sicat

(Proposal for exterior alterations to an existing 6,930 square foot three-story single-family residence with an attached 906 square foot three-car garage. Proposed alterations include a new wood trellis at the southeast and southwest elevations, a new wrought iron Juliet balcony on the tower element and new doors and windows. Other site improvements include removing the decorative half-timber detailing on the exterior of the house and replacing the wood siding on the northeast and northwest elevations with plaster to match existing. No new square footage is proposed.)

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

**Project Design Approval and Final Approval with comment that The Board made 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****C. 515 FELLOWSHIP RD****E-1 Zone**

Assessor's Parcel Number: 041-220-013  
Application Number: MST2017-00273  
Owner: Michael Ludkovski  
Landscape Architect: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single-family residence including new irrigation, paving and lighting. Other site improvements include a new trellis, front gate, fire pit and retaining walls. This project will address violations in ZIR2015-00304.)

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

**Continued one week with comments:**

1. Reduce the amount of synthetic turf.
2. Synthetic turf in the front yard is not supportable.
3. Trellis, fire pit, site walls, and skylight are acceptable.