



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 28, 2017

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
 Fred Sweeney, *Chair*
 Brian Miller, *Vice Chair*
 Lisa James
 Joseph Moticha
 Robert Richards

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

STAFF:
 Irma Unzueta, Design Review Supervisor
 Katie Mamulski, Planning Technician
 Krystal Vaughn, Commission Secretary

ATTENDANCE

Members present: Sweeney and James
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 100 E CONSTANCE AVE E-1 Zone
 Assessor's Parcel Number: 025-041-001
 Application Number: MST2014-00625
 Owner: Kenny Van Zant
 Agent: Darrell Becker
 Applicant: Diana Kelly

(This is a revised project description. Proposal for 365 square feet of first-floor additions, 121 square feet of second-floor additions, and to legalize the "as-built" conversion of a carport to a 139 square foot detached shed to an existing 3,357 square foot, two-story, single-family residence with an attached 523 square foot two-car garage and an in-ground swimming pool. The property includes a designated historic Indian laurel fig tree to remain unaltered. The proposed total of 4,505 square feet on a 37,779 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in the Zoning Information Report (ZIR2014-00300). Staff Hearing Officer approval was granted for a modification to allow the "as-built" shed to be located in the remaining front yard and in the required front and interior setbacks.)

(Review After Final is requested for the relocation of exterior stairs, a new wood trellis, and 130 square feet of additions. Project must comply with Staff Hearing Officer Resolution No. 049-16. Project was last reviewed on May 16, 2016.)

Approval of Review After Final with the condition that the applicant add railing details to the plans.

FINAL REVIEW**B. 1860 EUCALYPTUS HILL RD A-2 Zone**

Assessor's Parcel Number: 015-161-052
Application Number: MST2017-00445
Owner: Frederick G. Graham
Applicant: Jonathon Villegas

(Proposal to add a new 155 square foot deck addition to connect the existing single-family dwelling to an existing second-story accessory building. The proposed materials will match the existing decking. (A separate building permit exists for the conversion of the existing accessory building to an Accessory Dwelling Unit and is not under Design Review.))

(Final Approval is requested. Project was last reviewed on August 21, 2017.)

Final Approval as submitted.

CONTINUED ITEM**C. 1404 W VALERIO ST R-1 Zone**

Assessor's Parcel Number: 041-040-020
Application Number: MST2017-00495
Owner: Cheryl A. Acres Trust
Applicant: Antonio Angeles

(Proposal to remove the existing shingle roof on a single-family residence and replace it with a new Boral "S-Tile" clay roof material in color Red. The proposed project is located in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 21, 2017.)

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, and the condition that the applicant must follow the s-tile installation requirements per the SFDB Guidelines page 34-C.

NEW ITEM**D. 1857 E LAS TUNAS RD A-1 Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2017-00507
Owner: Saxon 1998 Trust
Agent: Stephen Wiley

(Proposal to construct a new patio area with a new BBQ, bench, and 3' x 11' stone and mortar fire pit. Other improvements to the proposed patio area include 3 foot high garden walls and stairs. There are no proposed alterations to the existing single-family residence located in the Hillside Design District.)

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

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.

NEW ITEM

E. 817 ARGUELLO RD E-1 Zone

Assessor's Parcel Number: 027-151-017
Application Number: MST2017-00523
Owner: Hermine & Erwin A. Nobbe, Trustees
Architect: Victor Padilla

(Proposal to repair an existing 196 square foot deck with new composite decking and railing. There is no proposed increase to the size of the deck and no proposed alterations to the existing single-family residence located in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer approval granted on July 3, 1985.)

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, and the condition that the applicant revise the vertical picket spacing to 3.5 inches on center.