



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
SEPTEMBER 5, 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 M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Miller and James
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 1011 ARBOLADO RD E-1 Zone
 Assessor's Parcel Number: 019-241-023
 Application Number: MST2015-00623
 Owner: Andrew J. Wilson
 Architect: Thompson-Naylor

(This is a revised project description. Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer approval was granted for zoning modifications for encroachments into the required front and interior setbacks and to allow an accessory building in the front yard.)

(Review After Final is requested for a redesigned garage, floor plan reconfiguration, and new windows. Project must comply with Staff Hearing Officer Resolution No. 021-16. Project was last reviewed on October 10, 2016.)

Continued one week with the comment to consider removing the stone veneer from the garage.

REVIEW AFTER FINAL**B. 1257 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-009
Application Number: MST2016-00357
Owner: Doug & Joy Maskart 2013 Family Trust
Architect: Fred Sweeney
Engineer: Tom Pillin Van Sande

(Request to legalize an existing as-built development including first and second story decks, solarium, handrails, front fence addition, staircase, and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer review is requested to allow the as-built 80 square foot solarium, deck, and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review after Final is requested for revisions to the solarium and the lower-level deck. Project must comply with Staff Hearing officer Resolution No. 010-17. Project was last reviewed June 12, 2017.)

Continued indefinitely with comments:

1. Provide clarification of the deck location along the westerly property line.
2. Solarium and lighting alterations are supportable.

NEW ITEM**C. 505 CALLE PALO COLORADO****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-174-009
Application Number: MST2017-00536
Owner: Emily K. Celmins, Trustee

(Proposal to permit an unpermitted 98'x6' high redwood fence with gates in the front yard of an existing single-family residence. The proposed project also includes the removal of electrical to a landscape fountain and storage to be removed from the garage. The proposed project will address violations in ENF2017-00096.)

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

Project Design Approval and Final Approval as submitted.

1. 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

D. 105 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-151-005
Application Number: MST2017-00540
Owner: James Love Lee
Agent: Pintado Pools

(Proposal to construct a new 12'x30' pool as well as a new 6'x8' pool equipment pad in the rear yard of an existing single-family residence. The proposed project also includes re-aligning an existing rubble wall. 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.)

Continued to the consent meeting of September 25, 2017.