



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 19, 2018

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

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

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

STAFF:
Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: James and Miller
Staff present: Mamulski

REVIEW AFTER FINAL

A. 1832 E LAS TUNAS RD RS-1A Zone
Assessor's Parcel Number: 019-082-010
Application Number: MST2016-00261
Owner: Gregory Nancarrow
Applicant: Mark Morando

(Proposal for an as-built 21 square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and include an installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for exterior alterations to doors, windows, siding, and other exterior elements. Project was last reviewed March 12, 2018.)

Continued one week to Consent due to the applicant's absence.

FINAL REVIEW**B. 2002 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-346-008
Application Number: MST2017-00548
Owner: Suzanne Duca, IRA Rollover F/B/O
Applicant: Loren Solin

(Proposal to remodel 112 square feet of an existing kitchen, replace windows, relocate the front entry door, and re-roof an existing 695 square foot single-family residence with an attached 227 square foot one-car garage. Other site improvements include a new 135 square foot patio cover, three new skylights, removal of an existing wood deck, and the installation of a new 453 square foot wrap-around wood deck. The existing total of 922 square feet of development on a 4,042 square foot lot located in the Hillside Design District is 42% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer approval was granted for Zoning Modification requests to allow encroachments within the primary and secondary front setbacks. A Minor Zoning Exception is requested for a trash enclosure within the required setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-17 and was last reviewed March 5, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**C. 802 OLIVE ST****R-M Zone**

Assessor's Parcel Number: 031-031-029
Application Number: MST2014-00473
Owner: Maria Iglesias Rodriguez

(Proposal to permit approximately 138 linear feet of unpermitted 3' tall wood fence above an existing and approximately 4' tall retaining wall in the front yards of an existing single residential unit on a corner lot. A Minor Zoning Exception is requested to allow the wall and fence to have a cumulative height of up to 7'-4" within 10 feet of the front property lines.)

(Project Design Approval and Final Approval are requested. Project was last reviewed March 5, 2018.)

Project Design Approval and Final Approval with comments:

1. The Board finds 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. The Board finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.

NEW ITEM**D. 3129 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-092-012
Application Number: MST2018-00118
Owner: FL 1, A Series of Funlife, LLC
Architect: Paul Zink

(Proposal to permit an unpermitted chain link fence approximately 104 feet long and six feet tall at an existing single residential unit located in the Hillside Design District. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Coastal Review. This project will address a violation in Enforcement Case ENF2016-01359.)

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

Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.