



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 26, 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
 Applicant: Mark Morando
 Owner: Gregory Nancarrow

(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.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 1631 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-022
Application Number: MST2016-00241
Owner: Chad Yonker
Architect: Tom Ochsner
Landscape Architect: Charles McClure

(This is a revised project description. Proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway, and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 017-17 and was last reviewed March 5, 2018.)

Final Approval as submitted.

NEW ITEM**C. 2433 CALLE SORIA****RS-15 Zone**

Assessor's Parcel Number: 041-401-011
Application Number: MST2018-00117
Owner: William and Julie Smith
Contractor: Giffin and Crane Construction
Designer: Dale Pekarek
Engineer: Morgan Jones

(Proposal to permit an unpermitted privacy site wall of varying heights with a maximum of 5'-4" in height along Calle Galicia. The proposed project also includes converting an enclosed sun room back to a covered patio, an interior remodel of 256 square feet, and the removal of a detached storage shed and a condensing unit from the required interior setback. There is no new square footage proposed to the existing single residential unit. The project will address violations in Zoning Information Report ZIR2009-00353. A Minor Zoning Exception is requested to allow the privacy wall to exceed 3'-5" in height within 10 feet of a front lot line.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.)

Continue one week to Consent with comments:

1. Update the plans to reflect conversion of the patio.
2. The proposed wall request is supportable.

NEW ITEM**D. 418 CONEJO RD RS-1A Zone**

Assessor's Parcel Number: 019-061-010
Application Number: MST2018-00135
Owner: Marsha Ann Wright
Contractor: George Saado

(Proposal to replace the existing siding with a new white vinyl siding on an existing single residential unit located in the Hillside Design District.)

(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.

NEW ITEM**E. 1260 MOUNTAIN VIEW RD RS-15 Zone**

Assessor's Parcel Number: 035-021-008
Application Number: MST2018-00146
Owner: Dmytro Tokariev
Applicant: Sima Malka

(Proposal to replace five existing wood windows and five existing wood sliding glass doors with new vinyl windows and doors on an existing single residential unit located in the Hillside Design District.)

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

Continue indefinitely to Consent with comments:

1. The proposal is not supportable as shown as it appears there are three (3) front doors.
2. Study adding landscape and decorative walls.
3. Provide additional photos of the house.
4. Provide wall details with materials and location.
5. Vinyl windows are supportable.
6. Add window details and information to the plans.