



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**APRIL 2, 2018**

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

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**ATTENDANCE**

Members present: Sweeney and Richards  
Staff present: Mamulski

**NEW ITEM**

**A. 1346 MANITOU RD** **RS-15 Zone**  
Assessor's Parcel Number: 049-210-010  
Application Number: MST2018-00145  
Owner: Lewis E. Manring  
Architect: David Winitzky

(Proposal to install a new 15,000 gallon galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade. Approximately 38.5 cubic yards of excavation is proposed, to be redistributed at adjacent grade. There is no new square footage proposed to the existing single residential unit.)

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

**Continue two weeks to Full Board with comments:**

1. There exists concerns regarding the proposed height and colors.
2. Additional landscape screening may help screen/soften the appearance of the proposed galvanized stormwater storage tank.

**CONTINUED ITEM****B. 2433 CALLE SORIA****RS-15 Zone**

Assessor's Parcel Number: 041-401-011  
Application Number: MST2018-00117  
Owner: William and Julie Smith  
Designer: Dale Pekarek  
Contractor: Giffin and Crane Construction  
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' of a front lot line.)

**(Action may be taken if sufficient information is provided. Project was last reviewed March 26, 2018. 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.)**

**Project Design Approval, Final Approval, and Minor Zoning Exception Approval with comments:**

1. 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 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;
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
3. Repair the major crack in the plaster on the southwest corner of the wall.
4. The plaster along Calle Galicia shall match or be repaired to match the plaster along Calle Soria.

**NEW ITEM****C. 204 SANTA ANITA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-282-017  
Application Number: MST2018-00140  
Owner: Jon D. Reese  
Applicant: Stephanie Poole

(Proposal to abate violations in enforcement cases ENF2017-00942 and ENF2017-00986 including the demolition of an existing trellis within the required setback and relocation or demolition of sheds within the required setbacks. Other site improvements include permitting an unpermitted 80 square foot laundry shed, front door replacement, and permitting parkway improvements. A Minor Zoning Exception is requested to allow an existing 6' high wood fence along Santa Anita Road to remain within 10' from the front lot line. There is no new square footage proposed to the single residential unit.)

**(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.)**

**Project Design Approval, Final Approval, and Minor Zoning Exception Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
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  - 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;
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
3. The wood fence shall be stained to match the existing gate/entry court fence.