



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MAY 14, 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: Richards and Sweeney (Except for Item D reviewed by James and Sweeney)
Staff present: Mamulski

FINAL REVIEW

A. 1426 MOUNTAIN VIEW RD RS-15 Zone
Assessor's Parcel Number: 035-071-007
Application Number: MST2018-00121
Owner: David Gutierrez
Architect: Tracy Burnell

(Proposal for alterations to an existing 2,299 square foot, two-story single residential unit with an attached 591 square foot two-car garage. The proposed project includes converting 110 square feet of garage space to first-floor habitable space and an interior remodel of 406 square feet. Other site improvements include the replacement of windows and doors, a new tank-less water heater, reconstructing the deck, and replacing an existing trellis with a new one. The proposed total of 2,890 square feet of development on a 17,385 square foot lot located in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed April 16, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 710 LAS CANOAS PL****RS-1A Zone**

Assessor's Parcel Number: 021-030-034
Application Number: MST2017-00491
Owner: Jeff Bourne
Designer: Erick Rojas

(Proposal to permit and replace 4,486 square feet of an existing asphalt driveway with a new concrete driveway and a 2,446 square foot driveway extension with 1,077 square feet of flagstone. The proposed project also includes replacing existing wood steps with new concrete steps and constructing additional steps to connect the "as-built" driveway area. Other site improvements include a new trash enclosure and two new uncovered parking spaces. The proposed project will address violations in ENF2017-00819.)

(Project Design Approval and Final Approval are requested. Project was last reviewed February 26, 2018.)

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.

REVIEW AFTER FINAL**C. 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.)

(Review After Final is requested for revised siding color. Project was last reviewed March 26, 2018.)

Approval of Review After Final as submitted.

CONTINUED ITEM**D. 737 LITCHFIELD LN****RS-15 Zone**

Assessor's Parcel Number: 041-181-011
Application Number: MST2018-00076
Owner: Eleanor H. Glazer
Applicant: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single residential unit. The proposed project includes adding a rear deck, new permeable paving, site fencing in the front yard, rear yard a new shade awning, site retaining walls, irrigation system, landscaping, gravel walkway, landscape lighting, fire pit, and built-in barbeque in the rear yard. There are no proposed alterations to the existing single residential unit.)

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

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 with the comment the applicant shall submit revised drawings noting the stain color and the canvas color on the plan.

NEW ITEM**E. 211 LAS ALTURAS RD****RS-15 Zone**

Assessor's Parcel Number: 019-331-015
Application Number: MST2018-00215
Owner: Ruddle Family Trust
Designer: Sam Holroyd

(Proposal for exterior alterations and an interior remodel to the existing 1,465 square foot one-story single residential unit with a 485 square foot detached garage. The proposed exterior alterations include a reroof, replacement of doors and windows, and a new 530 square foot deck with glass railing. Other site improvements include alterations to the existing driveway and replacement of existing site retaining walls. A Minor Zoning Exception is requested to allow the 4'6" retaining walls to exceed the allowed 3.5' maximum within ten feet from the front lot line. There is no new square footage proposed.)

(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 with comments:

1. The Board found the Minor Zoning Exception criteria for the proposed additional fence height allowances supportable.
2. The proposed glass railing is not supportable.
3. The proposed color scheme is supportable.
4. The Board acknowledged no new landscape is proposed.

NEW ITEM**F. 2801 VERDE VISTA DR****RS-7.5 Zone**

Assessor's Parcel Number: 053-372-006
Application Number: MST2018-00240
Owner: Sanchez Family Trust

(Proposal to abate violations in Enforcement Case ENF2015-00419 and Zoning Information Report ZIR2015-00206 by removing unpermitted cabinets from the garage, removal of the unpermitted dog run from the interior setback, and permit an unpermitted spa. Other site improvements include a new wood gate to replace an existing gate and a new bi-folding garage door. There is no new square footage proposed to the existing single residential unit.)

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

Project Design 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, and continued one week to Consent.

The ten-day appeal period was announced.