



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MAY 21, 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: Sweeney and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 1150 HARBOR HILLS DR RS-15 Zone
Assessor's Parcel Number: 035-313-002
Application Number: MST2016-00363
Owner: Avo Semerdjian
Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised roof material. Project was last reviewed February 13, 2017.)

Continue indefinitely to Full Board with comments:

1. Provide hip, ridge, and eave details.
2. Provide additional photographs of the property and of the homes in the neighborhood with similar roof material and color.

FINAL REVIEW**B. 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.)

(Final Approval is requested. Project was last reviewed May 14, 2018.)

Final Approval as submitted.

CONTINUED ITEM**C. 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. Project was last reviewed May 14, 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, and with the findings:

1. 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.

NEW ITEM**D. 1627 CALLE CANON****RS-6 Zone**

Assessor's Parcel Number: 041-072-008
Application Number: MST2018-00229
Owner: Eric Eugene Kelley
Engineer: Raymond Barajas

(Proposal to replace the existing 6-foot tall retaining wall in the same location and add spread footing to the new foundation. A Minor Zoning Exception is requested to allow the retaining wall to exceed the allowed height of 3.5' in height within 10' from the front lot line. There are no proposed alterations to the existing 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.)

Continue indefinitely to Consent with comments:

1. Show any proposed landscaping on the plans.
2. Correct the scale on the plans.
3. Note the proposed finish for the walls on the plans.

NEW ITEM**E. 2401 CHAPALA ST****RS-7.5 Zone**

Assessor's Parcel Number: 025-062-012
Application Number: MST2018-00090
Owner: Gray Family Trust

(Proposal to permit alterations to an existing 1,618 square foot two-story single residential unit with an attached 403 square foot two-car garage. The proposal includes permitting an unpermitted deck in the secondary front setback and reducing the height of an existing fence to 3'-6" within 10' of an existing driveway. A Minor Zoning Exception is requested to maintain an existing fence ranging from 5' in height to 7'-6" in height along Junipero Street. The proposed project will abate violations listed in Zoning Information Report ZIR2013-00162, including the relocation of an air conditioning unit into the secondary front setback. Staff Hearing Officer review is requested for a Modification to allow the deck to encroach into the secondary front setback.)

(Comments Only. Project requires Staff Hearing Officer review. 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 indefinitely to Staff Hearing Officer for return to Consent with comments:

1. The fence proposal is supportable.
2. Add the fence colors to the plans.
3. Revise the elevation plan sheets to show all the proposed fencing.
4. Include the trash enclosure on the plans.