



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
OCTOBER 15, 2018

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

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

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

ATTENDANCE

Members present: Miller and Richards
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 1931 GARDEN ST RS-15 Zone

Assessor's Parcel Number: 025-382-017
 Application Number: MST2018-00149
 Owner: Phillip and Barbara Pennington Living Trust

(Proposal to abate violations in ZIR2017-00465 which include removing a bathtub in the accessory room attached to garage, and permitting two new windows. Other site improvements include new landscaping. A Minor Zoning Exception is requested to allow a new 7-foot high wall to exceed 3.5 feet in height within 10 feet from the front lot lines along Garden and Mission Streets. There is no new square footage proposed to the existing 2,372 square foot single residential unit with a 522 square foot attached two-car garage.)

(Review After Final is requested for revised gate and wall details. Project was last reviewed April 16, 2018.)

Approval of Review After Final as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012
Application Number: MST2017-00770
Owner: Stephen Odell
Agent: Trish Allen, SEPPS

(Proposal to permit the unpermitted demolition of a brick patch, steps and a wood viewing deck which has already occurred on site. The project also includes permitting an unpermitted brick and concrete wall with wood fence and unpermitted wood planter walls to remain in place. Other site improvements include new drought tolerant landscaping on the bluff face to screen the features to remain in place and provide additional stability. There are no alterations proposed to the existing single residential unit. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Planning Commission review for a Coastal Development Permit.)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 017-18, and was last reviewed May 29, 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.

PROJECT DESIGN AND FINAL REVIEW**C. 947 CARRILLO RD****RS-15 Zone**

Assessor's Parcel Number: 029-262-011
Application Number: MST2018-00257
Owner: Mary Ellen Broeffle
Architect: Studio 1030 Architects

(Proposal to abate violations in Enforcement Case ENF2016-01798 which include permitting window alterations, restoring connection between the main level and basement level and elimination of an additional dwelling unit from the basement level on an existing single residential unit. There is no new square footage proposed as part of this project. The existing total of 1,793 square feet of development on an 8,255 square foot lot located in the Hillside Design District is 55% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed June 25, 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.

PROJECT DESIGN AND FINAL REVIEW**D. 2427 MURRELL RD E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-012
Application Number: MST2018-00393
Owner: Michael Barnes
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,287 square foot one-story single residential unit with an attached 404 square foot two-car garage. The proposed project includes a 591 square foot addition, an interior remodel and removal of unpermitted alterations. Other site improvements include permitting an 81 square foot shed and a pergola. An Administrative Exception for an over-height fence is requested for a new 5-foot tall wrought iron fence along the front lot line. The proposed total of 2,873 square feet of development on an 8,799 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(Project Design Approval and Final Approval are requested. Project was last reviewed October 1, 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.

NEW ITEM**E. 687 GROVE LN LOT 1 RS-7.5/USS Zone**

Assessor's Parcel Number: 057-263-018
Application Number: MST2018-00501
Owner: Alison C. Cherry Trust
Applicant: Terry Bartlett

(The proposed project includes a request for a Minor Zoning Exception to allow the existing hedges at an existing single residential unit to exceed 8 feet in height along the interior lot lines for privacy. There are no proposed alterations to the existing residence.)

(First Concept Review. Comments Only.)

Public Comment:

Helen Dolan spoke with concerns regarding hedge height limits between the two properties. Correspondence with concerns from Helen Dolan was acknowledged.

Continue indefinitely to Full Board with comments:

1. Return with more developed plans.
2. Provide a site section of the proposed hedge.
3. Indicate on the plans the proposed height of the hedge and where the hedge is located on the site plan.

NEW ITEM**F. 1052 LAS ALTURAS RD RS-1A Zone**

Assessor's Parcel Number: 019-130-031
Application Number: MST2018-00544
Owner: Henry and Carolyn Fechtman
Architect: Tom Meaney

(Proposal to construct a new 359 square foot uncovered second-story deck on an existing single residential unit. There is no new square footage proposed to the existing 2,604 square foot two-story residence and attached 530 square foot garage located in the Hillside Design District.)

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

Continue one week with comments:

1. The proposed cable rail is not appropriate.
2. The deck railing should match the existing wrought iron railing.

NEW ITEM**G. 1333 SANTA TERESITA DR RS-1A Zone**

Assessor's Parcel Number: 055-141-049
Application Number: MST2018-00531
Owner: D. T. Kieswetter Jr. 2011 Trust
Contractor: Derek Wallace

(Proposal to construct a new 100 linear foot stone retaining wall at an existing single residential unit. The proposed stone wall will vary in height from 4'8" in height to 7 feet in height. There is no new square footage proposed to the existing residence.)

(First Concept Review. Comments Only. Project requires Environmental Assessment.)

Item postponed indefinitely due to the applicant's absence.

NEW ITEM**H. 1611 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-153-049
Application Number: MST2018-00523
Owner: Noel and Emi Cohen
Applicant: Mary Winder

(Proposal for alterations to an existing single residential unit. The proposed project includes replacing all existing single glass windows and sliding glass doors with dual glazed windows, replacing the existing decks with same materials, new stucco siding finish, and a new composite shingle roof. There is no new square footage proposed to the existing residence located in the Hillside Design District. The project will abate violations in Zoning Information Report ZIR2018-00214.)

(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.

PROJECT DESIGN AND FINAL REVIEW

I. 1811 PROSPECT AVE

R-2 Zone

Assessor's Parcel Number: 027-063-009
Application Number: MST2018-00395
Owner: Niko Abondolo
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

(Project Design Approval and Final Approval are requested. Project was last reviewed August 20, 2018.)

Project Design Approval and Final Approval with conditions:

1. The Board made the finding 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 garage door shall be solid metal with no glass elements.