



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**OCTOBER 22, 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  
David Eng, Planning Technician  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

Members present: Miller and James  
Staff present: Eng

**FINAL REVIEW**

**A. 1901 GIBRALTAR RD** **RS-1A Zone**  
Assessor's Parcel Number: 021-082-009  
Application Number: MST2018-00352  
Owner: Jerry Simmons  
Architect: Michael Blatt

(Proposal for additions and alterations to an existing 2,229 square foot two-story single residential unit with an existing 435 square foot two-car carport and a 429 square foot two-car garage. The proposed 1,537 square foot first-floor addition consists of converting the existing carport and storage into habitable areas. Other site alterations include converting the existing garage into a 440 square foot carport, converting the existing roof area over the current carport into an uncovered deck, replacing the existing deck railing, and adding a new trellis at rear of house. The proposed total of 4,206 square feet of development on an acre lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on September 17, 2018.)**

**Final Approval as submitted.**

**CONTINUED ITEM****B. 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. Project was last reviewed on October 15, 2018.)**

**Item postponed indefinitely at the applicant's request.**

**NEW ITEM****C. 1521 DE LA VINA ST R-MH Zone**

Assessor's Parcel Number: 027-221-009  
Application Number: MST2018-00495  
Owner: Stephen Wheeler

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two uncovered parking spaces to replace the parking that was previously provided in the carport which was demolished. Other site improvements include the removal of a washer/dryer hookup and a loft. The project will abate violations listed in ENF2018-00257. There is no new square footage proposed for the residence.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the parking standards per SBMC 30.175.030.N.1.a.ii., for two uncovered spaces.)**

**Continue one week with the comment to show the paving material for the proposed parking spaces.**

**NEW ITEM****D. 366 EL CIELITO RD RS-1A Zone**

Assessor's Parcel Number: 021-081-006  
Application Number: MST2018-00530  
Owner: Kirkhart Family Trust  
Architect: DesignARC

(Proposal for 500 linear feet of a new five-foot tall black vinyl coated chain link fence and corrugated steel fence at a single-family dwelling in the Hillside Design District. A Minor Zoning Exception is requested to allow portions of the new fence to exceed three and one-half feet tall 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.)**

**Project Design Approval and Final Approval with comments:**

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****E. 1117 HARBOR HILLS DR RS-15 Zone**

Assessor's Parcel Number: 035-314-019  
Application Number: MST2018-00537  
Owner: Akila Krish  
Designer: Jill Horton

(Proposal for repairs and replacement work to a concrete patio. Project includes demolition of the existing patio to provide access to the foundation, and constructing a new patio with an additional 326 square feet, a new CMU support wall, and 42-inch high guardrail.)

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

**Project Design Approval and Final Approval as submitted.**