



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
APRIL 29, 2019

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
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Miller and Richards
Staff present: Monson

FINAL APPROVAL

A. 1941 CIELITO LN
Assessor's Parcel Number: 021-082-016
Zone: RS-1A
Application Number: PLN2018-00616
Owner: Dale Fathe-Aazam
Applicant: Vanguard Planning Inc.

(Proposal to remove and rebuild a 227 square foot screened patio area and a 280 square foot patio cover, both of which were originally constructed without permits. The project includes removal of an unpermitted lath house in the front setback, removal of a chimney, and door and window alterations on the existing one-story, 2,487 square foot single-unit residence. The proposed total of 2,726 square feet of development on a 33,396 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2006-00599.)

Final Approval is requested. The project was last reviewed on January 7, 2019.

Final Approval as submitted.

REVIEW AFTER FINAL APPROVAL**B. 945 ARBOLADO RD**

Assessor's Parcel Number: 019-241-004
Zone: RS-15
Application Number: PLN2018-00144
Owner: Edward Glassgold
Applicant: Native Son Design Studio

(Approved project is a proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The project included 333 square feet of additions to the upper level and 1,325 square feet of additions to the lower level. Other site improvements included a new covered entry porch, an interior remodel, approximately 682 square feet of new decks and converting the existing two-car carport to a two-car garage. The proposed total of 4,057 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to revise demolition plan, relocate existing walls outside of the interior setback, and revise previously approved landscape plan. Project was last reviewed on April 2, 2019.

Public comment:

The following individuals spoke:

1. Tom Fogel
2. Barbara Bonadeo

Correspondence from Tom Fogel was acknowledged.

Approval of Review After Final as submitted.

FINAL APPROVAL

C. 2414 SANTA BARBARA ST
Assessor's Parcel Number: 025-082-007
Zone: RS-15
Application Number: PLN2018-00552
Owner: James A. Kane III
Applicant: Andrulaitis + Mixon

(Proposal for a 285 square foot ground floor addition to an existing 2,507 square foot single-family dwelling with an attached 400 square foot two-car garage. The proposal includes a new standing seam metal roof, remodel of the exterior front porch and front steps, back patio, and a new steel tube trellis, barbecue area and associated grading. The proposed total of 3,192 square feet of development on a 22,500 square foot lot is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

Final Approval is requested. Project was last reviewed on November 26, 2018.

Final Approval with the condition that a tree removal permit from the Parks and Recreation Department is provided for the proposed tree removals located within the front setback.

NEW ITEM: PROJECT DESIGN AND FINAL APPROVAL

D. 1318 CARPINTERIA ST
Assessor's Parcel Number: 017-231-015
Zone: R-2
Application Number: PLN2019-00109
Applicant: Arelhy Arroyo Alvarez, Owner

(Proposal to remove existing carport and fence to an existing 703 square foot single unit residence with a detached 385 square foot accessory structure. Proposal includes landscape and hardscape improvements. The proposed project will abate violations in Enforcement Cases ENF2018-00527. Alterations to the existing Accessory Dwelling Unit were reviewed under a separate application. The proposed total of 1,088 square feet on the existing 7,150 square foot lot is 37% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval is requested. Neighborhood Preservation Findings required.

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.