



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 20, 2020

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Sweeney and James

Staff present: Timmy Bolton, Associate Planner; Hamilton; and Ternovskaya

CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL

- A. [827 ORANGE AVE](#)
Assessor's Parcel Number: 037-023-003
Zone: R-M
Application Number: PLN2020-00011
Owner: Abel C. Barragan
Applicant: Karl Kras

(Proposal to address violations in ENF2018-00069 by removing unpermitted development and providing two new uncovered parking spaces in a tandem configuration in the driveway. An exception for the two uncovered parking spaces is requested. Existing fences within 10' of a front lot line will be reduced to 42" height and a new 6' wooden fence located 10' from San Pascual Street lot line is proposed.)

Project Design and Final Approval are requested. Project requires Neighborhood Preservation Findings. Project was last reviewed July 13, 2020.

Project Design Approval and Final Approval with comments:

1. The fence detail is acceptable.
2. The Board approves the tandem parking, given tandem parking is the nature of the neighborhood where the lots are narrow in width.
3. The neighborhood is defined as Orange Avenue, Canon Perdido Street, to San Pascual Street, and Wentworth Avenue.
4. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 153 RAMELTO RD**

Assessor's Parcel Number: 015-211-015
 Zone: RS-25
 Application Number: PLN2019-00381
 Owner: Mina Morvai Schnitzer
 Applicant: William Wolf

(Proposal for a 123 square-foot entryway addition to an existing single family home and a 920 square-foot interior remodel, with new doors and windows at the new and remodeled areas. The proposed total of 2,867 square feet of development is 60% of the maximum guideline floor-to-lot-area ratio (FAR). Project site is located on a 29,986 square-foot lot in the Hillside Design District with an average slope of 20%.)

Project Design and Final Approval are requested. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. Project was last reviewed September 3, 2019.

Project Design Approval and Final Approval with comments:

1. 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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The bioswale has been designed to assure that there will be no detrimental effect to the site.
4. The Board request building officials pay attention to construction time, noise, and dust.
5. The neighborhood is defined as 10 houses in each direction of the project and the Montecito Country Club.

CONTINUED ITEM: FINAL APPROVAL**C. 5 RINCON VISTA RD**

Assessor's Parcel Number: 019-282-024
 Zone: RS-15
 Application Number: PLN2020-00151
 Owner: Kevin and Ashley Ritter
 Applicant: Chris La Rosa

(Proposal to demolish existing 875 square-foot concrete driveway and install new 619 square-foot permeable paver driveway in a new location. Proposal includes relocating existing garage door and

relocating swinging door to garage. Landscaping will be installed in the location of the removed driveway. Project is located in the Hillside Design District with a slope of 20%.)

Final Approval is requested. Project requires substantial conformance to the plans that were granted Project Design Approval on May 18, 2020. Project was last reviewed May 18, 2020.

Final Approval with comment that the designer may include Board member James' comments regarding placement of plant material on the landscape plan.