



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 4, 2016

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
LETICIA I. MIGUEL, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Joseph Moticha and Denise Woolery.
Staff present: Jaime Limón.

NEW ITEM

A. 1102 PLAZA DEL MONTE E-1 Zone
Assessor's Parcel Number: 035-360-011
Application Number: MST2016-00122
Owner: Carla Scheifly
Applicant: Bob Trimble

(Proposal for construction of a new vinyl coated chain link fence along the secondary street frontage on Miramonte Drive. The fence will consist of 500 linear feet of 6-foot tall fencing with a four-foot wide gate, 120 linear feet of 7.5-foot tall fencing, and 115 linear feet of 3.5-foot tall fencing with one 3-foot wide gate. The proposed fence will be constructed at or within 10 feet of the front property line. This project requires and Administrative Exception for fences exceeding 3.5 feet tall within 10 feet of a front lot line.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Motion: Project Design Approval and Final Approval with 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 with finding that fence is consistent and compatible with the neighborhood.

Action: Moticha/Woolery, 2/0/0. Motion carried.

NEW ITEM

B. 418 E ALAMAR AVE

E-3 Zone

Assessor's Parcel Number: 053-201-002
Application Number: MST2016-00129
Owner: Tina Jill Takaya
Designer: Christopher De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the required maximum floor-to-lot area ratio (FAR). No changes are proposed to the existing detached garage and bedroom. This project requires and Administrative Exception for fences exceeding 3.5 feet tall within 10 feet of a front lot line.) This project will address violations identified in Zoning Information Report ZIR2009-00476.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Motion: Project Design Approval with 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 and continued indefinitely to Consent Review for Final Approval with the comment that the proposal for a fence can be supported at height with landscaping to help screen.

Action: Woolery/Moticha, 2/0/0. Motion carried.

NEW ITEM: PUBLIC HEARING**C. 2255 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-162-008
Application Number: MST2015-00571
Owner: Tracy Rochestie
Applicant: Teri Malinowski
Architect: Chris Cottrell

(This is a revised project description for ground floor additions and a reconfiguration of interior spaces resulting in a net increase of 8 square feet to an existing one-story, 1,690 square foot single-family residence with an attached 421 square foot two-car carport. The proposal also includes a total of 901 square feet of patios, a new covered front entry, a patio cover at the rear, new windows and doors, an attached trellis, an outdoor fireplace, a new site retaining wall, and new storage areas within the carport. The proposed total of 2,111 square feet on a 15,959 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio. The proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060. Staff Hearing Officer review is requested for a zoning modification to allow additions and alterations within the interior setback. The revised project eliminates a previous proposal for an 881 square foot second-story addition.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer for a requested zoning modification.)

Motion: Continued indefinitely to Consent Review with positive comments:

- 1) The Board supports the proposed patios, doors, window changes, architecture, and to extend the patio cover.
- 2) Applicant to discuss with adjacent neighbor(s) regarding the east corner site walls and drainage.
- 3) The requested zoning modification to allow additions and alterations within the interior setback is aesthetically appropriate, and the Board finds that the proposed modifications do not pose consistency issues with Single Family Residence Design Guidelines.

Action: Woolery/Moticha, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:20 A.M. ****