



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JULY 16, 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  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

Members present: Moticha and James  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 626 SUNRISE VISTA WAY** **RS-15/PUD 1.2 Zone**  
Assessor's Parcel Number: 035-112-026  
Application Number: MST2017-00154  
Owner: James Henry  
Contractor: Alan Cooper

(Proposal to construct a new 18' x 44' swimming pool and 7' x 8'-6" spa with in ground equipment to a previously approved 3,877 square foot one-story single family residence. No new square footage is proposed. Approximately 45 cubic yards of cut will occur on site. The approved total of 3,877 square feet on a 16,204 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a revised deck. Project was last reviewed April 24, 2017.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****B. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-030  
Application Number: MST2017-00648  
Owner: Rodoni Family Trust  
Architect: Thompson Naylor Architects  
Landscape Architect: Martha Degasis, ASLA

(Proposal to demolish an existing 1,142 square foot, single residential unit with an attached 239 square foot, one-car garage and construct a new 2,278 square foot, two-story single residential unit with an attached 400 square foot, two-car garage and 106 square feet of accessory space. Also proposed are 830 square feet of patios and decks. Approximately 290 cubic yards of grading will occur on site. The proposed total of 2,784 square feet of development on an 11,665 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The project site is located within the Non-Appealable Jurisdiction of the Coastal Zone. Coastal Review will include review of a Coastal Exclusion application. A separate concurrent application is proposed to construct a new 422 square foot detached Accessory Dwelling Unit (ADU) and one uncovered parking space. Per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation.)

**(Final Approval is requested. Project was last reviewed July 9, 2018.)**

**Final Approval as submitted.**

**PROJECT DESIGN REVIEW****C. 840 CIMA LINDA LN****RS-25 Zone**

Assessor's Parcel Number: 015-162-019  
Application Number: MST2018-00295  
Owner: John Wigle  
Applicant: Chris Dentzel

(Proposal for a new 7-foot tall driveway gate and widened driveway throat at an existing 6,064 square foot two-story single residential unit with an attached 828 square foot three-car garage. The proposed project also includes permitting an unpermitted second story balcony on the north elevation and an unpermitted change from a door to a balcony on the south elevation. This project will address violations in Zoning Information Report ZIR2017-00300.)

**(Project Design Approval is requested. Project was last reviewed July 2, 2018.)**

**Postponed indefinitely due to the applicant's absence.**

**CONTINUED ITEM****D. 1260 MOUNTAIN VIEW RD****RS-15 Zone**

Assessor's Parcel Number: 035-021-008  
Application Number: MST2018-00146  
Owner: Dmytro Tokariev  
Applicant: Sima Malka

(Proposal to replace five existing wood windows and five existing wood sliding glass doors with new vinyl windows and doors on an existing single residential unit located in the Hillside Design District.)

**(Second Concept Review. Project was last reviewed March 26, 2018.)**

**Postponed indefinitely due to the applicant's absence.**

**NEW ITEM****E. 1103 W MICHELTORENA ST****RS-6 Zone**

Assessor's Parcel Number: 041-102-008  
Application Number: MST2018-00291  
Owner: David H. Lund  
Designer: Jill Horton

(Proposal for alterations to an existing 1,538 square foot single residential unit with an attached 307 square foot garage. The proposed project includes door and window alterations, a new deck in the secondary front yard and permitting an unpermitted wood fence along the front lot line. The project includes demolition of an unpermitted structure at the northeast side of the dwelling and demolition of sheds and a trellis in the westerly corner of the property. A Minor Zoning Exception is requested to allow fencing located within 10 feet of a front lot line to exceed 3.5 feet in height. This project will address violations in Enforcement Case ENF2017-01277 and Zoning Information Report ZIR2014-00357.)

**(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, Final Approval, and Minor Zoning Exception Approval with comments:**

1. The Board made the findings 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 following Minor Zoning Exception criteria have been met, as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances:
  - 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.