



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 19, 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 Richards  
Staff present: Eng

### FINAL REVIEW

#### A. 1709 SUNSET AVE

**R-M Zone**

Assessor's Parcel Number: 043-191-008  
Application Number: MST2017-00721  
Owner: Cory Dean Ross  
Applicant: Mark Armstrong

(Proposal to permit an unpermitted front yard fence and driveway gate as well as interior alterations to the existing accessory space. The proposed project will address violations in Zoning Information Report ZIR2014-00220 and Enforcement Case ENF2012-00596. A Minor Zoning Exception and a Minor Public Works Exception was granted to allow a fence to exceed 3.5 feet in height within 10 feet of a front lot line.)

**(Final Approval is requested. Project was last reviewed on February 5, 2018.)**

Final Approval as submitted.

**FINAL REVIEW****B. 420 TERRACE RD****RS-7.5 Zone**

Assessor's Parcel Number: 035-191-034  
Application Number: MST2018-00387  
Owner: Eric Bush  
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 777 square foot single residential unit with an attached 303 square foot one-car garage. The proposed project includes an addition of 540 square feet, 376 square feet of covered patios and a new roof deck. The proposed total of 1,628 square feet of development on a 5,983 square foot lot is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on August 20, 2018.)**

Final Approval as submitted.

**PROJECT DESIGN AND FINAL REVIEW****C. 2840 SERENA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-212-013  
Application Number: MST2018-00294  
Owner: Rochelle Family Trust  
Architect: Don Swann  
Engineer: Gary Frolenko

(Proposal for additions and alterations to an existing 1,243 square foot one-story single residential unit with a detached 360 square foot two-car garage. The proposed project includes 458 square feet of additions to the residence, demolition of the existing two-car garage and construction of a new 459 square foot detached two-car garage with a 436 square foot Accessory Dwelling Unit (ADU) constructed above. Other site improvements include a new 20 square foot deck as well as minor landscape and hardscape alterations. Approximately 24 cubic yards of cut will occur under the building footprint and 24 cubic yards of fill will occur outside of the building footprint. The proposed total of 2,596 square feet of development on a 7,500 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on July 9, 2018.)**

Continue indefinitely to Consent with comments:

1. The Board supports and is ready to approve the project, pending the resolution of a Minor Zoning Exception submitted to staff.
2. Provide a materials and color board.