



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JANUARY 14, 2019**

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: James and Sweeney  
Staff present: Eng

**REVIEW AFTER FINAL**

**A. 1710 MISSION RIDGE RD RS-15 Zone**  
Assessor's Parcel Number: 019-090-037  
Application Number: MST2016-00486  
Owner: Gregory Hesterberg  
Applicant: Mark Morando

(Proposal to address violations of ZIR2015-00003 and remove the kitchen elements from the detached accessory above the garage. The proposal also includes a 25 square foot addition to add a new 5' x 5' elevator, and minor associated exterior alterations including removal of existing windows at the location of the proposed elevator, and three proposed new heating and air units.)

**(Review After Final is requested for a new 152 square foot third floor deck with cable railing and a trellis cover, and new sliding glass doors with side lites at the dining room. Project was last reviewed on September 25, 2018.)**

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

**REVIEW AFTER FINAL****B. 1807 LIGHTHOUSE WAY****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-400-005  
Application Number: MST2015-00607  
Owner: Lighthouse Builders LLC  
Applicant: Bruce Blodorn  
Architect: Richard Thorne

(Lot 5: Proposal for a new 2,281 square foot, two-story, single-family residence with a 525 square foot, attached two-car garage with storage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on a newly created 11,334 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 73% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 5 of a five-lot subdivision approved under MST2006-00476.)

**(Review After Final is requested to expand the front porch with an additional column and new stone veneer. Project was last reviewed on October 17, 2016.)**

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

**PROJECT DESIGN REVIEW****C. 26 WADE CT****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-037  
Application Number: MST2017-00488  
Owner: 26 Wade Trust  
Architect: Pacific Architects  
Designer: Robert Vatter  
Landscape Architect: Jaime Pierce

(This is a revised project description. Proposal to construct a new 4,235 square foot, two-story, single-residential unit with a detached 475 square foot two car garage and an attached 274 square foot one-car garage. The project also proposes new retaining walls, a pool and spa, a toilet room and sauna, bicycle and equipment room, and a barbeque patio under a trellis. 1,273 and 1,129 cubic yards of cut and fill grading are proposed under and outside of the building footprint, respectively. All grading will be balanced on site. A 690 square foot attached Accessory Dwelling Unit (ADU) is also proposed; however, per State legislation (AB2299 and SB 1069), the ADU is exempt from Design Review and omitted from the floor-to-lot area ratio (FAR). The proposed total of 5,522 square feet of development (of which 1,580 square feet is partially below grade and qualifies for a 50% FAR reduction) on a 1.12 acre lot (net) is 73% of the guideline maximum allowed FAR.)

**(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption. Project was last reviewed on August 20, 2018.)**

**Project Design Approval and continue indefinitely to Consent with comments:**

1. The proposed glass garage doors are acceptable in this specific case due to the position of the house on the lot, and the screening provided by the existing landscaping.
2. The proposed colors on the color board are acceptable with thermal tan or medium gray as options for the single-ply roofing, and slate gray on the fascia. The applicant may opt for a darker stone color.
3. The Board reviewed the easement off Braemar Road, and the Board understands that it will be used for construction access during construction.
4. The Board reviewed the changes to the site wall and storage room and finds them acceptable.
5. The Board makes 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.
6. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridge line or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.
7. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

**NEW ITEM****D. 1440 PACIFIC AVE****E-3/SD-3 Zone**

Assessor's Parcel Number:	045-183-001
Application Number:	MST2018-00686
Owner:	Michael and Julia Finucan
Applicant:	Jose Luis Esparza

(Proposal to permit, relocate, or reconstruct sections of a 206-foot long and 6-foot tall unpermitted wood fence of which sections were constructed in the public rights-of-way. An administrative height exception is requested to allow portions of the fencing to exceed 3.5 feet tall within 10 feet of the front lot lines along Pacific and Santa Rosa Avenues.)

**(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.)**

**Project Design Approval and Final Approval with comments:**

1. The Board makes 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:
  - 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.
3. The 4'x4' fence posts shall be cut down to match the existing 6-foot fence height.
4. Show the trash enclosure outside the setback.
5. Hedges are to be maintained to comply with the Hedge Height Ordinance.
6. The fence is to remain unfinished and allowed to weather.

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