



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**TUESDAY, FEBRUARY 19, 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

**ATTENDANCE**

Members present: Sweeney and James (Items A-F, Except E)  
 Staff present: Eng

**REVIEW AFTER FINAL**

**A. 1708 LA VISTA DEL OCEANO LN RS-15 Zone**  
 Assessor's Parcel Number: 035-480-060  
 Application Number: MST2005-00022  
 Owner: Vista Oceano La Mesa Venture, LLC  
 Agent: Stephanie Poole  
 Architect: Zehren and Associates

(Proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint. Review After Final from the Single Family Design Board and Staff Hearing Offer review of a Zoning Modification are currently requested to allow an unpermitted barbeque and sink that encroaches into the 30-foot secondary front yard setback.)

**(Comments only; no final appealable action will be taken at this hearing. This review is only for a Review After Final for an unpermitted barbeque to be located in the secondary front yard, and does not involve the main dwelling for which Building Permit BLD 2006-00400 has already been issued. Project requires Staff Hearing Officer review for a Zoning Modification to allow the barbeque to be permitted in the required 30-foot secondary front yard setback.)**

**Continue one week with the comment to show the proposed barbeque in the elevation drawings on the plans.**

**FINAL APPROVAL REVIEW****B. 1636 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-072-008  
Application Number: MST2018-00550  
Owner: Jeff and Yvette Giller Living Trust  
Architect: Richard Redmond

(Proposal for a new 6-foot wide balcony on the east elevation, legalization of "as-built" removal of an existing stairway to an existing second floor deck on an existing single-residential unit in the Hillside Design District.)

**(Final Approval is requested. Project was last reviewed on October 29, 2018.)**

**Final Approval with the condition to note the colors on the plans.**

**NEW ITEM****C. 136 E YANONALI ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-084-003  
Application Number: MST2018-00532  
Owner: Edward B. Acquistapace  
Architect: Tom Ochsner

(Proposal to permit an unpermitted 4-foot tall chain link fence in the front yards and perimeter of the property. A Minor Zoning Exception is requested to allow a fence exceeding 3-1/2 feet tall to be located within 10 feet of a front lot line. This project will address violations in Enforcement Case ENF2017-00124 and Zoning Information Report ZIR2017-00011.)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation Findings required. 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 continued one week with comments:**

1. The proposed palettes are acceptable with the condition that they are consistent in height and appearance with the existing wood fencing; otherwise, the palettes are to be removed.
2. The proposed palettes shall be permanently installed and mounted.
3. Provide details showing how the palettes will be installed.
4. The proposed overheight chain link fence is acceptable and appropriate to the neighborhood.
5. 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 Minor Zoning Exception is acceptable to allow a fence exceeding 3-1/2 feet in height to be located within 10 feet of a front lot line.

**NEW ITEM****D. 449 NORTHRIDGE RD RS-1A Zone**

Assessor's Parcel Number: 055-131-001  
Application Number: MST2019-00038  
Owner: Joseph R. Incandela Jr.  
Applicant: John Carter

(Proposal for a new 60 linear foot retaining wall on caissons in the rear yard of an existing single residential unit in the Hillside Design District.)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation, Hillside, and Sloped Lot Findings required.)**

**Continue one week with comments:**

1. Show the grading details of the wall section on the plan.
2. Provide finish details on the plans.
3. Specify the height of the existing wall along the length of the proposed wall on the site plan.

**NEW ITEM****E. 1850 E LAS TUNAS RD RS-1A Zone**

Assessor's Parcel Number: 019-082-008  
Application Number: MST2019-00017  
Owner: 1850 East Las Tunas, LLC  
Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation, Hillside, and Slope Lot Findings required.)**

**Item postponed indefinitely at the applicant's request.**

**NEW ITEM****F. 1333 SANTA TERESITA DR****RS-1A Zone**

Assessor's Parcel Number: 055-141-049  
Application Number: MST2019-00062  
Owner: Michael and Julie Miller, Revocable Trust  
Contractor: Wallace Wyble

(Proposal for a covered patio structure with a built-in fireplace and outdoor barbeque at the rear yard of an existing single-residential unit in the Hillside Design District. The project also includes other exterior site work comprising new patios, steps, site walls, paving, an outdoor fire pit, pet fencing, a new water feature, and balcony overhang on the dwelling.)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside, and Sloped Lot Findings.)**

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

1. The proposed project is acceptable; however, a recommendation was made to lower the height of the patio structure.
2. Applicant is to consider eliminating the trellis element connecting the patio cover.
3. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
4. The following Hillside Design Findings have been met:
  - a. 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 ridgeline or hillside.
  - b. 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.
5. Sloped Lot Findings have been met and the proposed project does not negatively affect any sloped lots in the area.