



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES TUESDAY, FEBRUARY 19, 2019

3:00 P.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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### CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Ferrell, James, Moticha (until 3:30 p.m.), Richards, and Ziegler  
Members absent: Miller  
Staff present: Unzueta (until 3:30 p.m.), Eng, and Goo

### GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **February 4, 2019**, as submitted.

Action: James/Moticha, 4/0/2. (Richards and Sweeney abstained. Miller absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 11, 2019**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Ziegler, 6/0/0. (Miller absent.) Motion carried.

Motion: Ratify the Consent Calendar of **Tuesday, February 19, 2019**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Ziegler, 6/0/0. (Miller absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Unzueta announced that David Eng will be leaving the City for another position with the City of Malibu. Erica Monson will replace him as the staff planner to the SFDB. Staff and the Board expressed their appreciation for all his hard work and their best wishes for success in his new position.
2. Chair Sweeney announced he will begin bringing in “after-photographs” of previously approved design review structures and homes for the Board’s review.
3. Board Member Moticha later announced that he would be leaving the meeting early at 3:30 p.m., due to his required attendance at a prior Tuesday afternoon commitment.

E. Subcommittee Reports:

The Subcommittee report on the Glare and Reflective Issues meeting has been postponed to the next meeting.

## **PROJECT DESIGN APPROVAL AND FINAL APPROVAL REVIEW**

### **1. 365 EL CIELITO RD**

**RS-1A Zone**

**(3:20)**

Assessor’s Parcel Number: 021-082-005  
Application Number: MST2018-00432  
Owner: Xorin Balbes

(Proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project includes permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop, relocating and permitting the water tanks, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception is requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project will abate violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Alterations to the existing single residential unit were reviewed under a separate application.)

**(Project Design Approval and Final Approval are requested. Minor Zoning Exception, Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval. Project was last reviewed on November 26, 2018.)**

Actual time: 3:13 p.m.

Present: Xorin Balbes, Applicant/Owner

Public comment opened at 3:24 p.m.

The following individual spoke:

1. Chris Davis

Public comment closed at 3:26 p.m.

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

1. The proposed full landscape plan showing the landscaping around the 20-foot radius of the water tank, and along El Cielito Lane, is acceptable.
2. The colors for the fencing and water tank are acceptable (applicant to label water tank on the plans).
3. The proposed measures for meeting Tier 3 Storm Water Management Program (SWMP) requirements are acceptable.
4. The reduction in fence height by 32-inches is acceptable and a positive improvement.
5. Applicant to fill-in or complete the wall with the fence on top of El Cielito Road as designated and approved on plan Sheets A-05 and A-2A.
6. The Board makes the Hillside Design Findings and the Sloped Lot Findings that the development, including the proposed structures and a minimum amount of grading and slope, with no major cut and fill, has not altered the existing small amount of slope in any significant way and does not negatively affect any sloped lots in the area, and 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.
7. The Board defined the project's neighborhood as including the residential area boundaries from El Cielito Road, Gibraltar Road, in the Scofield Park area.
8. The Board makes 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping; protection of public health, safety, and welfare; and compliance with good neighborhood guidelines.

Action: James/Ferrell, 5/0/0. (Miller and Moticha absent.) Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL REVIEW****2. 415 YANKEE FARM RD****A-1/SD-3 Zone**

**(3:50)** Assessor's Parcel Number: 047-030-024  
Application Number: MST2018-00498  
Owner: Franck Hanse  
Architect: Jose Luis Esparza

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

**(Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings required. Project was last reviewed on January 7, 2019.)**

Actual time: 3:34 p.m.

Present: Jose Luis Esparza, Architect; and Rosa Andrade, Landscape Designer

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. The elimination of the covered patio off the garage is acceptable.
2. Provide an irrigation plan, any required pool fencing, the railings adjacent to the steps, and show the new concrete with expansion joint details.
3. Show the existing and new patios on the plans so the Board can differentiate between both.
4. Study relocating and providing screening for the pool equipment and trash cans; and verify whether a pool cover or railing is required.
5. Verify with staff if a planting strip is required in the landscape plan located on the road right of way adjacent to Yankee Farm Road.
6. Show compliance with Tier 2 Storm Water Management Program (SWMP) requirements.
7. The Board defined the project's neighborhood as extending from Braemar Road off Yankee Farm Road and Cliff Drive.

Action: Ferrell/Ziegler, 5/0/0. (Miller and Moticha absent.) Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 130 LOS ALAMOS AVE****E-3/SD-3 Zone**

**(4:10)** Assessor's Parcel Number: 045-195-001  
Application Number: MST2019-00030  
Owner: Bryce Rosenthal  
Designer: Matt Hepner

(Proposal to demolish 378 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposals major additions and alterations that will result in a two-story dwelling with a 1,535 square foot ground floor, a 491 square foot second floor, a 424 square foot basement, and a 431 square foot attached two-car garage. The project also includes an exterior spiral staircase and roof deck above the second story. The proposed total of 2,881 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,970 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum allowed FAR. Staff Hearing officer review is requested for a Zoning Modification to allow the open yard to be less than the required 1,250 square feet.)

**Item postponed to March 4, 2019.**

**\* MEETING ADJOURNED AT 4:04 P.M. \***