



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MARCH 18, 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  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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### ATTENDANCE

Members present: Sweeney and James  
Staff present: Monson

### APPROVAL OF REVIEW AFTER FINAL

#### A. 1631 SHORELINE DR

Assessor's Parcel Number: 045-173-022  
Zone: E-3/SD-3  
Application Number: PLN2016-00241  
Owner: Chad Yonker  
Architect: Tom Ochsner  
Landscape Architect: Charles McClure Landscape Architect & Associates

(Approved Project is a proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested to change and relocate previously approved doors, add two new windows, and add an exterior trellis. Project was last reviewed on March 26, 2018.**

**Item postponed indefinitely.**

**APPROVAL OF REVIEW AFTER FINAL****B. 945 ARBOLADO RD**

Assessor's Parcel Number: 019-241-004  
Zone: RS-15  
Application Number: PLN2018-00144  
Owner: Edward Glassgold  
Architect: Native Son Design Studio

(Approved project is a proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested for a 166 square foot addition, a decrease in deck square footage, revisions to the window schedule, and revisions to the entry header. Project was last reviewed on November 9, 2018.**

**Item postponed indefinitely.**

**FINAL APPROVAL****C. 958 ARBOLADO RD**

Assessor's Parcel Number: 019-232-010  
Zone: RS-15  
Application Number: PLN2018-00448  
Owner: Daniel L. Greiwe  
Architect: Native Son Design Studio

(Proposal for additions and alterations to an existing 3,166 square foot two-story single residential unit with a 451 square foot attached two-car garage and 170 square foot storage area. The proposed project includes a 286 square foot second-story addition and an interior remodel. The proposed total of 4,073 square feet of development on a 29,858 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on January 7, 2019.**

Public comment:

The following individual(s) spoke:

1. Barbara Bonadeo

**Final Approval with the condition that the color board for the project file is provided.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 437 WYOLA RD**

Assessor's Parcel Number: 051-193-004  
Zone: RS-7.5/USS  
Application Number: PLN2019-00036  
Owner: Jkk Revocable Trust

(Request for a Minor Zoning Exception to allow a bamboo hedge along the interior lot lines to exceed the maximum allowed height of 8'-0". The proposed height is a maximum of 14'-0".)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Minor Zoning Exception Findings to allow the hedge to exceed the maximum allowed height. Project was last reviewed on March 11, 2019.**

Public comment:

The following individual(s) spoke:

1. Thomas Lloyd
2. Judith Duff
3. Vera Carbaugh

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

1. 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 Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.
3. Maintain the existing bamboo hedge at an 11'-0" height along the north property line and along the east and west property line adjacent to the existing pool

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 449 NORTHRIDGE RD**

Assessor's Parcel Number: 055-131-001  
Zone: RS-1A  
Application Number: PLN2019-00038  
Owner: Joseph R. Incandela Jr.  
Applicant: John S. 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.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside, and Sloped Lot Findings are required. Project was last reviewed on February 19, 2019.**

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

1. 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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.