



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**TUESDAY, MAY 28, 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: Miller (Items B-D), Sweeney (Item A), and Richards  
Staff present: Monson

**FINAL APPROVAL**

**A. 828 SUMMIT RD**  
Assessor's Parcel Number: 015-172-023  
Zone: RS-25  
Application Number: PLN2018-00014  
Owner: Robert Rumsey  
Applicant: Brian Miller

(Proposal to construct a new 3,206 square foot, one-story single residential unit with a 726 square foot, attached, two-car garage on a currently vacant lot. Other site improvements include a new swimming pool, terraces, and landscaping. Approximately 10 cubic yards of grading will occur on site. The proposed total of 3,418 square feet of development on a 40,510 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program requirements. Project was last reviewed on March 19, 2018.**

**Continue one week with the comment that the landscape plan and the Tier 3 Storm Water Management plan shall be coordinated for the retention basin.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 1116 CRESTLINE DR**

Assessor's Parcel Number: 049-181-018  
Zone: RS-15  
Application Number: PLN2019-00203  
Owner: Linda G. Buesch Separate Property Trust  
Applicant: Gregory Jenkins, Architect

(Proposal for a 23 square foot bay window addition at the second floor and 324 square foot covered patio addition at the first floor of an existing 2,482 square foot single-unit residence with an attached 382 square foot two-car garage. Project also includes an outdoor fireplace. The proposed total of 2,887 square feet on a 12,905 square foot lot in the Hillside Design District is 71% of the maximum required floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the hedge to exceed the maximum allowed height of 8'-0". Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.**

Public comment:

The following individuals spoke:

1. Jack Tustian

Correspondence from Jack Tustian, Michael Stohl, and Cynthia Stohl were acknowledged.

**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.
3. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 511 DREXEL DR**

Assessor's Parcel Number: 019-333-006  
Zone: RS-15  
Application Number: PLN2019-00091  
Owner: Ryan L. Hopman Trust  
Applicant: Native Son Design Studio

(Proposal for alterations to an existing two-story, 2,859 square foot single-residential unit with an attached two car garage. The project proposes new and replaced doors and windows, a remodeled upper level balcony with trellis, a new chimney, and exterior finishes to match existing. The proposal also includes a reconfiguration and remodel of interior spaces. The proposed total of 3,016 square feet

on a 9,178 square foot lot in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR).)

**Project Design and Final Approval are requested. A Minor Zoning Exception is requested to increase an area of the deck height located within the interior setback and to relocate and add new door and window openings on the lower and upper levels of the dwelling that are legal non-conforming to the interior setback. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required.**

**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.
3. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**D. 246 NORTHRIDGE RD**

Assessor's Parcel Number: 055-132-012

Zone: RS-1A

Application Number: PLN2019-00185

Owner: James & Summer Oleson 2008 Family Trust

Applicant: Kurt Magness

(Proposal for a 358 square foot garage addition and 64 square foot addition to an existing one-story 1,934 square foot single-unit residence with a 506 square foot two-car garage. Project also includes an interior remodel and 200 square feet of new paving. The proposed total of 3,364 square feet on a 52,272 square foot lot is 67% of the guideline allowed floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.**

**Continue indefinitely with comments:**

1. Provide details and supporting photographs for the proposed roof.
2. The project will be referred up to the Full Board if a standing seam metal roof is proposed.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 2030 OAK AVE**

Assessor's Parcel Number: 043-091-006  
Zone: R-M  
Application Number: PLN2019-00206  
Owner: Fuller Revocable Living Trust  
Applicant: Michael Ober

(Proposal to construct a new wall around the perimeter of a 5,541 square foot lot with an existing 518 single-unit residence and a detached 547 square foot two-car garage. The wall is proposed to range in height from 3'-6" to 8'-0" for a total of 305 linear feet. )

**Project Design and Final Approval is requested. Project requires approval of a Minor Zoning Exception to allow the height of the wall to exceed 3'-6" within ten feet of the front lot line. Neighborhood Preservation Findings required. Project was last reviewed on May 20, 2019.**

**Item postponed one week at the applicant's request.**