



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES FEBRUARY 4, 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: Sweeney and James  
Staff present: Eng

### FINAL REVIEW

**A. 945 ALEEDA LN**

**RS-25 Zone**

Assessor's Parcel Number: 015-070-011  
Application Number: MST2019-00031  
Owner: Elisabeth Selover  
Architect: Penn Smith

(Proposal for a trellis above the front entry of an existing one-story single residential unit in the Hillside Design District. The project includes a 42-inch tall wood siding wall to surround a new front yard patio, and the removal of an unpermitted gas line to an outdoor barbecue. This project will address a violation in Zoning Information Report ZIR2018-00539.)

**(Final Approval is requested. Project was last reviewed on January 28, 2019.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****B. 1114 BEL AIR DR****RS-6 Zone**

Assessor's Parcel Number: 043-270-010  
Application Number: MST2018-00400  
Owner: David Zisman  
Designer: Jerry Rocci

(This is a revised project description. Proposal for repair of, and 112 square foot addition to, an existing 1,113 square foot raised deck with new cable railings at the rear of an existing single residential unit in the Hillside Design District. The project includes a new 8-foot tall hedge along most of the property perimeter. The revised project omits a previously proposed 565 square foot lower deck addition with Jacuzzi, glass railings, outdoor kitchen with integrated planters, a fountain in the front, and a driveway gate.)

**(Project Design Approval is requested. Final Approval may be granted if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. Project was last reviewed on August 20, 2018.)**

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

1. Provide architectural detailed drawings for Final Approval at Consent.
2. 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; compliance with good neighborhood guidelines; and preservation of public views.
3. The Board makes the finding that the development, including the proposed structures, 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. 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.