



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES FEBRUARY 11, 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. 2736 EL PRADO RD

**RS-7.5/USS Zone**

Assessor's Parcel Number: 051-282-025  
Application Number: MST2018-00249  
Owner: Susanna E. Steeneken

(Proposal for additions and alterations to an existing 945 square foot one-story single residential unit with a detached 296 square foot one-car garage. Additions include an 884 square foot first-floor addition, a basement addition of 1,001 square feet and a 215 square foot accessory workshop located within the basement. The project scope includes demolishing the existing one-car garage and constructing a new detached 265 square foot one-car garage. Other site improvements include the replacement of the existing composite shingle roof with a new terra cotta tile roof, replacement of all windows, a driveway extension, new 38" garden walls, a new 6' tall fence along the interior property lines, new hardscape and landscape, a front porch extension and permitting decks on site. Approximately 34 cubic yards of cut and 40 cubic yards of fill will occur outside of the main building footprint. The proposed total of 2,702 square feet of development on an 11,325 square foot lot is 70% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review has granted a Performance Standard Permit for the proposed basement configuration.)

**(Final Approval is requested. Project was last reviewed on January 22, 2019.)**

**Final Approval as submitted.**

**FINAL REVIEW****B. 3318 CALLE NOGUERA****RS-10/SRP/USS Zone**

Assessor's Parcel Number: 053-245-007  
Application Number: MST2018-00256  
Designer: Shaun Lynch  
Owner: Julie Cameron

(Proposal for 657 square feet of additions to an existing 1,723 square foot single-family, split-level dwelling with a 516 square foot basement and 330 square foot attached two-car garage. The project includes an exterior remodel that includes a new front entry, upper-level balcony, new standing seam metal roof, windows, entry path, and stairs. The proposed total of 2,711 square feet of development on a 14,085 square foot parcel is 64% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2017-00351.)

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

**Final Approval with the condition to submit irrigation sheet to staff for inclusion in the project file.**

**CONTINUED ITEM****C. 1620 EUCALYPTUS HILL RD****RS-15 Zone**

Assessor's Parcel Number: 015-232-010  
Application Number: MST2018-00156  
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes removing an unpermitted 33 square foot laundry room addition and permitting an unpermitted roof deck with new cable railing. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design District, and Sloped Lot Findings. Project was last reviewed on January 7, 2019.)**

**Continue indefinitely with comments:**

1. The Board appreciates the direction of the roof deck's design.
2. Verify and clearly show the existing conditions of the dwelling on elevation drawings; there are inconsistencies between several of the drawings and existing conditions depicted in photographs.
3. Provide details of the siding, railing posts and top-most railing members.
4. Provide details demonstrating how water intrusion will be prevented at locations where the railing posts will penetrate the roof deck.
5. Specify colors and finishes.
6. The Board recommends that the applicant enlist assistance with preparing adequate construction plans.

**CONTINUED ITEM****D. 2030 ANACAPA ST****RS-15 Zone**

Assessor's Parcel Number: 025-321-009  
Application Number: MST2018-00631  
Owner: Hearth Homes

(Proposal for exterior alterations to an existing two-story single-residential unit. The project includes demolishing a trellis and concrete patio in rear yard, eliminating a driveway gate. The project includes an exterior remodel comprising new stone veneer at the lower portion of the dwelling, new stucco, replacement of selected doors and windows.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Findings. Project was last reviewed on January 28, 2019.)**

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

1. 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.
2. The Board finds acceptable the new arch at the front entry, the extension of stucco on the pediments flanking the front staircase, the terra cotta chimney cap, the removal of the trellis, and the new French doors.
3. The Board suggests that the applicant paint the trim and mullions on the front elevation windows, railings, front door, and new garage door a shade of dark brown to contrast with the white body color.
4. The proposed light fixtures are acceptable as long as they are dark sky compliant.
5. The neighborhood is defined as both sides of Anacapa Street, in between Padre and Mission Streets.
6. Traditional serif numbers in a dark finish are suggested for the address numbers.

**NEW ITEM****E. 1117 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-314-019  
Application Number: MST2019-00050  
Owner: Akila Krish  
Architect: Jill Horton

(Proposal for exterior alterations to an existing one-story, single-residential unit in the Hillside Design District. The project proposes alterations to a hipped roof at the rear with a new gable end, new roof shingles throughout, the replacement and retrofit of doors and windows, replacement of board and batten siding, a 79 square foot addition to the rear elevated patio with new cable railing, and a new air conditioning unit.)

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

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

1. 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.

2. The Board makes the Hillside Design Findings that 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. 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.
3. The Board makes the Sloped Lot Findings that the proposed project does not negatively affect any sloped lots in the area.
4. The Board finds acceptable the location of the air conditioner, the new deck addition and gabled end at the rear, the proposed door and window alterations, and the use of Hardie Plank siding.
5. Should multiple panes of glass be required for the triangular window at the gabled end, the Board recommends two evenly spaced vertical seams as opposed to one single seam down the middle of the window.
6. The Board recommends a darker window trim color for contrast with the body color on the dwelling.
7. Provide a color board and materials board.
8. Show any proposed lighting, and verify that they are dark-sky compliant.
9. The applicant is advised to include an address number on the dwelling as none was visible during a site visit.