



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES FEBRUARY 25, 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: Miller (Item A); Richards (Items A-J); and Sweeney (Items B-J)  
Staff present: Eng

### FINAL APPROVAL

**A. 2444 SANTA BARBARA ST** **RS-15 Zone**  
Assessor's Parcel Number: 025-042-003  
Application Number: MST2018-00410  
Owner: West Bluff Capital, Inc.  
Applicant: Windward Engineering

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

**(Final Approval is requested. Project was last reviewed on October 15, 2018.)**

Public comment:

Correspondence from W. Scott Burns was acknowledged.

**Continue one week to Full Board.**

**FINAL APPROVAL****B. 2030 ANACAPA ST****RS-15 Zone**

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

(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 stucco, and replacement of selected doors and windows.)

**(Final Approval is requested. Project was last reviewed on February 11, 2019.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL****C. 1708 LA VISTA DEL OCEANO LN****RS-15 Zone**

Assessor's Parcel Number: 035-480-060  
Application Number: MST2005-00022  
Applicant: Vanguard Planning  
Owner: Claudia Arango

(The approved project is a proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint. Review After Final from the Single Family Design Board and Staff Hearing Officer review of a Zoning Modification are currently requested to allow an unpermitted barbeque and sink that encroaches into the 30-foot secondary front yard setback.)

**(No final appealable action will be taken at this hearing. This review is only for a Review After Final for an unpermitted barbeque to be located in the secondary front yard, and does not involve the main dwelling for which Building Permit BLD 2006-00400 has already been issued. Project requires Staff Hearing Officer review for a Zoning Modification to allow the barbeque to be permitted in the required 30-foot secondary front yard setback. Project was last reviewed on February 19, 2019.)**

**Continue indefinitely to the Staff Hearing Officer for return to Consent with comments:**

1. The proposed location of the barbeque in the setback is supportable and aesthetically acceptable to the dwelling and the neighborhood.
2. The proposed materials and colors are appropriate.
3. Indicate the paving material details on the plans.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 541 W MOUNTAIN DR****RS-1A Zone**

Assessor's Parcel Number: 021-103-007  
Application Number: MST2019-00058  
Owner: Friden Family Trust  
Applicant: Allen Construction

(Proposal for an above-grade electrical transformer box on a concrete platform to be located in the front yard of an existing single-residential unit. An exception is requested from the Single Family Design Board to allow the equipment to be located within the front and interior setback pursuant to SBMC Section 30.140.130.D.)

**(Project Design Approval and Final Approval are requested. Neighborhood Preservation and Hillside Design Findings required.)**

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

1. The proposed location of the transformer is acceptable as it is not publically visible behind the existing site wall.
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.

**FINAL APPROVAL****E. 3223 VISTA ARROYO****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-083-009  
Application Number: MST2018-00582  
Owner: Murchison Family Trust  
Architect: Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

**(Final Approval is requested. Project was last reviewed on December 10, 2018.)**

**Final Approval as submitted.**

**FINAL APPROVAL****F. 136 E YANONALI ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-084-003  
Application Number: MST2018-00532  
Owner: Somo SB, LLC  
Architect: Tom Ochsner

(Proposal to permit an unpermitted 4-foot tall chain link and wood fence in the front yards and perimeter of the property. An Administrative Height Exception is requested to allow a fence exceeding 3½ feet tall to be located within 10 feet of a front lot line. This project will address violations in Enforcement Case ENF2017-00124 and Zoning Information Report ZIR2017-00011.)

**(Final Approval is requested. Project was last reviewed on February 19, 2019.)**

**Final Approval as submitted.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****G. 449 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-131-001  
Application Number: MST2019-00038  
Owner: Joseph R. Incandela Jr.  
Applicant: John 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 required. Project was last reviewed on February 19, 2019.)**

**Item postponed indefinitely due to the applicant's absence.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****H. 1715 GILLESPIE ST R-2 Zone**

Assessor's Parcel Number: 043-174-009  
Application Number: MST2019-00077  
Owner: James A. Park  
Architect: Patrick Marr

(Proposal for a 56 square foot addition at the rear of an existing 1,058 square foot, one-story, single-residential unit. No alterations are proposed to the existing detached 230 square foot garage. The proposed total of 1,344 square feet is 55% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings required.)**

**Project Design Approval and Final Approval with the comment 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 the neighborhood defined as the locality between Chino, Pampas, and W. Micheltorena Streets.**

**NEW ITEM: PROJECT DESIGN APPROVAL****I. 1850 E LAS TUNAS RD RS-1A Zone**

Assessor's Parcel Number: 019-082-008  
Application Number: MST2019-00017  
Owner: 1850 East Las Tunas, LLC  
Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Neighborhood Preservation and Hillside Design, and Sloped Lot Findings required.)**

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

1. The proposed materials and colors are acceptable and consistent with the existing house and neighborhood.
2. Provide details of the natural planting plan calling out size and type details on the plans.
3. Provide lighting cut sheets with dark sky compliance.
4. Provide window and door details.
5. Provide roof and eave details; verify if the new spark arresters are required.
6. Recognizes that the new roofing will match existing.
7. The proposed trellis will be made of metal material and painted a color yet to be determined.

8. Provide a color board.
9. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
10. The neighborhood is defined as the properties on East Las Tunas Road, between Tremonte and Mission Ridge Streets.
11. The Hillside Design and Sloped Lot findings have been met with the comments that:
  - a. The development, including the proposed structures and grading are appropriate to the site, 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.
  - b. 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.

## **FINAL APPROVAL**

### **J. 845 SEA RANCH DR**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2018-00307  
Owner: BRKCO, Inc.  
Architect: Kelly Teich

(Proposal to renovate an existing 5,536 square foot single residential unit with an attached 643 square foot three-car garage and 1,378 square foot basement. The proposed project includes a net reduction of 77 square feet to the existing residence, an addition of 53 square feet to the attached garage, and a reduction of 630 square feet within the basement. Alterations to the exterior of the residence include a new standing seam metal roof, new doors and windows, wood siding with smooth plaster finishes, as well as a glass curtain wall system. Other site improvements include the removal of the existing pool and proposing a new pool in a different location, removal of the existing tennis court, and new landscape and hardscape. The proposed total of 6,903 square feet of development on a 1.31 acre lot located in the Hillside Design District is 134% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**Final Approval as submitted.**