



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
MARCH 4, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Sweeney and James
Staff present: Monson

REVIEW AFTER FINAL APPROVAL

A. 41 EL CIELITO RD RS-1A Zone
Assessor's Parcel Number: 019-360-006
Application Number: MST2017-00035
Owner: El Cielito Road Trust
Architect: Wade Davis Design

(Approved project was a proposal to construct 351 square feet of upper level additions to the rear of an existing 3,522 square foot, two-level, single-family residence with an existing 673 square foot detached three-car garage and 435 square foot detached accessory building. The proposed total of 4,981 square feet of on a 1.57 acre lot located in the Hillside Design District is 94% of the guideline maximum floor-to-lot area ratio (FAR).)

(Approval of Review After Final is requested to relocate previously approved windows along the south elevation and to eliminate windows at the east elevation. Project was last reviewed on February 13, 2017.)

Item postponed one week at the applicant's request.

FINAL REVIEW**B. 779 CALABRIA DR****RS-10 Zone**

Assessor's Parcel Number: 049-292-014
Application Number: MST2017-00379
Owner: Paul and Susan Zink, Living Trust
Architect: Paul Zink

(Proposal to construct a new 175 square foot second story deck, door and exterior stairs to an existing 1,908 square foot, two-story single family residence with an attached 432 square foot two-car garage. Other site improvements include a new 6-foot high wood fence with a gate, and a new air conditioner unit. The existing total of 2,340 square feet on a 10,531 square foot lot is 62% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on July 17, 2017.)

Project Design Approval and Final Approval with the condition to provide a color board for the project file.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 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 are required. Project was last reviewed on February 19, 2019.)

Continue one week at the applicant's request.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 1724 LA CORONILLA DR****RS-15 Zone**

Assessor's Parcel Number: 035-081-006
Application Number: MST2018-00606
Owner: Nancy E. Heffron, Living Trust
Architect: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside, and Sloped Lot Findings are required. Project was last reviewed on December 10, 2018.)

Project Design Approval and Final Approval with comments:

1. The Board makes the findings 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 finding 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 the structures.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 836 DE LA GUERRA TERR****RS-15 Zone**

Assessor's Parcel Number: 031-071-014
Application Number: MST2019-00061
Owner: Cohen Family Trust
Architect: Ted Meeder

(Proposal for exterior site work in the rear yard of an existing single-residential unit with a permitted accessory dwelling unit in the Hillside Design District. The project includes a new 5.5-foot tall retaining wall in the rear yard, new planters and stone retaining walls of up to three feet tall, a new 700 square foot flagstone patio, and 80 cubic yards of grading, of which 40 was previously completed without permits.)

(Project Design Approval and Final Approval are requested. Neighborhood Compatibility, Hillside Design, and Sloped Lot Findings are required. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval.)

Continue indefinitely with comments:

1. Return with proposed irrigation plan.

2. Return with proposed landscape plan.
3. Provide the color of the retaining wall.
4. Provide the previously approved amount of grading.