



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 8, 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

---

### ATTENDANCE

Members present: Moticha and James  
Staff present: Monson

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

**A. 419 E ARRELLAGA ST**  
Assessor's Parcel Number: 027-202-017  
Zone: R-M  
Application Number: PLN2019-00286  
Owner: Savannah Properties, LLC  
Applicant: Savannah Chiavacci

(Proposal to convert 467 square feet of attic space to a new bedroom and bathroom on the second floor of an existing 1,758 square foot two-story single-unit residence. Project includes a new shed dormer, new windows, new split HVAC system, and new staircase to attic. The proposed total of 1,997 square feet of development on an existing 5,033 square foot lot is 91% of the maximum allowed floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings.**

#### **Continue indefinitely to the Full Board with comments:**

1. The Board does not aesthetically approve of the proposed window placement.
2. The Board is unable to make Neighborhood Preservation Ordinance findings at this meeting.
3. Restudy proposed elevation and floor plan in order to ensure consistency.
4. Consider lowering the proposed 91% FAR closer to the 85% guideline.
5. Provide architectural details, color board, and window schedule.
6. Provide a section of the proposed roof.
7. Provide a proposed landscape plan.

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

**B. 1410 CLEARVIEW RD**

Assessor's Parcel Number: 041-102-037  
Zone: RS-6  
Application Number: PLN2019-00154  
Owner: Joel Stevenson  
Applicant: Thomas Moore, Architect

(Proposal for revisions to an existing two-story 1,410 square foot single unit residence. Project includes interior remodel, revisions to existing windows on the south elevation, and a new automatic sliding driveway gate.)

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

**Continue indefinitely with comments:**

1. Change the style and the height of the proposed man gate to be consistent with the sliding gate.
2. Provide a section of the proposed window and provide an image of the proposed material.
3. Provide a material and color board for the columns and horizontal cladding.