



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JULY 15, 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

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**ATTENDANCE**

Members present: Moticha and James  
Staff present: Monson

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 1224 BEL AIR DR**  
Assessor's Parcel Number: 043-280-028  
Zone: RS-15  
Application Number: PLN2019-00066  
Owner: Kozaki Family Trust  
Applicant: Jose Sanchez  
Architect: Dan Weber

(Proposal for a 565 square foot addition at the first floor of an existing 2,812 square foot two-story single-unit residence with an attached 508 square foot garage. Project includes expanding an existing 107 square foot second floor balcony to 756 square feet; replacement of doors and windows; revisions to landscape; and a new roof. The proposed total of 3,825 square feet on a 16,988 square foot lot in the Hillside Design District is 87% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on April 29, 2019.**

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

1. 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 Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

3. The Board carries forward the following comments from the April 29, 2019 meeting:
  - a. The consistency and appearance of the proposed development is consistent with the scenic character of the City and enhance the appearance of the neighborhood.
  - b. The compatibility of the proposed development is compatible with the neighborhood in its size, bulk, and scale and is appropriate to the site and neighborhood.
  - c. The quality of architecture and material proposed for the building structures are designed with quality architectural detail. The proposed materials and colors are appropriate to the neighborhood as well.
  - d. Based on the California Environmental Quality Act, the Owner shall comply with the proposed landscaping approved by the Single Family Design Board (SFDB):
    - i. Trees not indicated for removal on the site plan shall be preserved, protected, and maintained.
    - ii. Prior to the issuance of building permits for the project, the owner shall submit procedures for review and approval by the Planning Division for establishing growth and monitoring success of proposed replacement trees, which may include drip irrigation until the proposed replacement trees are established.
    - iii. Trees shall be replaced 1:1 and maintained. If the loss of any of the proposed trees occurs, the owner shall replace each loss with a new tree of similar species.
  - e. The project complies with the Good Neighbor Guidelines.

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **B. 246 NORTHRIDGE RD**

Assessor's Parcel Number: 055-132-012  
Zone: RS-1A  
Application Number: PLN2019-00185  
Owner: James and Summer Oleson 2008 Family Trust  
Applicant: Kurt Magness

(Proposal for a 51 square foot addition to an existing one-story, 1,934 square foot, single-unit residence with a 482 square foot two-car garage, and 108 square foot detached accessory unit. Project also includes an interior remodel, new plaster siding, new skylight, and new window. The proposed total of 2,575 square feet of development on a 52,272 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed May 28, 2019.**

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