



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 29, 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

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

**A. 365 EL CIELITO RD**  
Assessor's Parcel Number: 021-082-005  
Zone: RS-1A  
Application Number: PLN2019-00322  
Owner: Wailea Inn, LLC  
Applicant: Xorin Balbes

(Proposal for an as-built metal and CMU wall, 7'-0" in height, with 3'-0" wide access gates on a lot with an existing single-unit residence in the Hillside Design District. Proposed fence will run approximately 300 feet in length and will enclose the pool area. Project is requesting a Minor Zoning Exception to allow the fence height to exceed 3'-6" height within 10'-0" of the front lot line. Alterations to the existing single residential unit were reviewed under a separate application.)

**PLEASE NOTE: Item A postponed to August 19, 2019. Project will be re-noticed under PLN2018-00432.**

**Item postponed for re-noticing.**

**FINAL APPROVAL****B. 2082 LAS CANOAS RD**

Assessor's Parcel Number: 021-030-037  
Zone: RS-1A  
Application Number: PLN2018-00485  
Owner: Horizon Capital Partners  
Applicant: Larry Borello

(Proposal to construct a new 4,737 square foot two-story single residential unit with an attached 997 square foot three-car garage, and 43 square feet of storage space on a vacant lot. Other site improvements include a new pool, landscape and hardscape alterations, balconies and covered patio areas. Grading for the property was approved under a separate permit. The proposed total of 5,777 square feet of development on a 3 acre lot located in the Hillside Design District is 95% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

**Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on May 28, 2019. Project was last reviewed on May 28, 2019.**

**Final Approval as submitted.**

**FINAL APPROVAL****C. 1114 BEL AIR DR**

Assessor's Parcel Number: 043-270-010  
Zone: RS-6  
Application Number: PLN2018-00400  
Owner: David Zisman  
Applicant: Jerry Rocci

(This is a revised project description. Proposal for repair of, and 112 square foot addition to, an existing 1,113 square foot raised deck with new cable railings at the rear of an existing single residential unit in the Hillside Design District. The project includes a new 8-foot tall hedge along most of the property perimeter. The revised project omits a previously proposed 565 square foot lower deck addition with Jacuzzi, glass railings, outdoor kitchen with integrated planters, fountain in the front, and driveway gate.)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on February 4, 2019. Project was last reviewed on February 4, 2019.**

**Final Approval as submitted.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 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 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 structure. 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. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on July 22, 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.