



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES AUGUST 26, 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

### A. 1730 CALLE PONIENTE

Assessor's Parcel Number: 041-040-063  
Zone: RS-6  
Application Number: PLN2019-00359  
Owner: Kisha Trust  
Lauren Temkin, Trustee  
Applicant: Lawrence Thompson

(Proposal for a 422 square foot first floor addition to an existing 1,926 square foot, two-story, single-unit residence. Project includes new driveway paving, new decking, and new and replaced retaining walls. The proposed total of 2,797 square feet of development on a 13,549 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires Tier 3 Storm Water Management Program compliance prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

### **Project Design Approval with the following 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.

### **CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL**

#### **B. 917 ALPHONSE ST**

Assessor's Parcel Number: 031-182-013  
Zone: R-2  
Application Number: PLN2018-00665  
Applicant: John M. Cohan, Owner

(Proposal for two new uncovered parking spaces and new driveway area in the rear yard of an existing 721 square foot single unit residence with a guideline floor-to-lot area ratio (FAR) of 30% and as allowed under SBMC 30.175.030.N.1.a. The new parking spaces will replace the covered parking previously provided by a one-car garage that was demolished without permits and includes 200 square feet of storage space. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on January 28, 2019.**

#### **Project Design Approval and Final Approval with the following 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 Board acknowledges a correction to the project description and clarifies that the project includes 200 cubic feet of storage space.

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

#### **C. 1547 SHORELINE DR**

Assessor's Parcel Number: 045-173-041  
Zone: E-3/SD-3  
Application Number: PLN2019-00237  
Owner: Peter J. Levine  
Applicant: Natalie Ochsner

(Proposal for a new 490 square foot uncovered deck to replace an existing 35 square foot deck. Project is located on a lot with an existing 4,996 square foot single-unit residence in the Appealable Jurisdiction of the Coastal Zone.)

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

**Continue one week to Consent with the comment that the applicant is to provide a detail of the proposed cable railing.**

**NEW ITEM: PROJECT DESIGN AND FINAL APPROVAL****D. 319 E CALLE LAURELES**

Assessor's Parcel Number: 053-083-003  
Zone: RS-7.5/USS  
Application Number: PLN2019-00367  
Owner: States Family 2010 Revocable Trust  
Eric A. & Julie B. States, Trustees  
Applicant: Thomas McMahon

(Proposal for two uncovered parking spaces located in the front yard of a proposed Accessory Dwelling Unit (ADU). The ADU is proposed under a separate building permit BLD2018-00722. Project includes a six foot high wall with shiplap siding and an 18'-4" wide remotely actuated sliding driveway gate.)

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

**Project Design Approval and Final Approval with the following comments and conditions:**

1. Condition to remove the proposed fence and driveway gate for the two uncovered parking spaces along the perimeter of the driveway.
2. The 42" tall fence along the property line is adequate screening for the two uncovered parking spaces located in the Front Yard of the property.
3. The two uncovered parking spaces with adequate screening along the property line are consistent and compatible in appearance with the scenic character of the neighborhood.
4. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.