



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 7, 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: Sweeney and Richards  
Staff present: Monson

### FINAL APPROVAL

**A. 2620 SAMARKAND DR**  
Assessor's Parcel Number: 051-310-031  
Zone: RS-7.5/USS  
Application Number: PLN2017-00761  
Owner: Joseph Leonard  
Applicant: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot, one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 617 square feet, and a second-story addition of 818 square feet. Other site improvements include a new 156 square foot deck, 185 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 114 cubic yards of grading will occur on site. The proposed total 3,302 square feet of development on an 11,092 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on June 18, 2018. Project was last reviewed on June 18, 2018.**

### **Final Approval with conditions:**

1. Provide a horizontal roof element above the garage and detail edge condition to provide a bolder improvement.
2. Include the slope of the soffit (Detail 5) on Sheet A8.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 871 DEERPATH RD**

Assessor's Parcel Number: 015-100-022  
Zone: RS-25  
Application Number: PLN2019-00469  
Owner: David Campos  
Applicant: William Fedderson

(Proposal for exterior alterations to an existing 2,783 square foot single-unit residence in the Hillside Design District. Project includes permitting an as-built attached pergola area, extension of a roof eave on the second story above the garage and storage area, and a new A/C unit at the northwest corner of the residence. Proposal also includes removing and replacing damaged wood at the pergola, posts, beams, balusters, handrails, and ledgers.)

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

**Continue indefinitely to Consent with comments:**

1. The site plan shall reflect existing site walls.
2. Provide the location of the tankless water heater on the site plan.
3. Delineate the new versus existing wall on Sheet A2.
4. Show proposed outdoor lighting.
5. Complete the existing elevations on Sheet A3.
6. Provide details of eave changes and trellis details including connections, layout, and paint color.
7. Show the proposed landings.

**REVIEW AFTER FINAL APPROVAL****C. 817 MARILLA AVE**

Assessor's Parcel Number: 035-060-005  
Zone: R-M  
Application Number: PLN2017-00033  
Owner: Ian C. Plant  
Applicant: Dylan Henderson

(Approved project is a proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

**Approval of Review After Final is requested to remove trellis element from proposed plans. Project was last reviewed on September 30, 2019.**

**Continue one week with the comment that the applicant is to provide the proposed siding detail.**

**FINAL APPROVAL****D. 1126 HARBOR HILLS DR**

Assessor's Parcel Number: 035-313-004  
Zone: RS-15  
Application Number: PLN2019-00151  
Owner: Mark J. Ashley & Susan M. Ashley Asset Protection Trust  
Mark Ashley, Trustee  
Applicant: Tom Ochsner

(Proposal for a 242 square foot addition to an existing 3,077 square foot existing single-unit residence with an attached 751 square foot three-car garage. The proposed project includes converting the existing garage to a 556 square foot two-car garage, a new covered patio area, and a new outdoor kitchen. The proposed total of 4,070 square feet on a 43,428 square foot lot in the Hillside Design District is 82% of the maximum guideline floor-to-lot area ratio.)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 3, 2019. Project was last reviewed on September 3, 2019.**

**Final Approval as submitted.**