



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 18, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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: Sweeney and Richards
Staff present: Monson

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1338 DE LA GUERRA RD

Assessor's Parcel Number: 031-142-008
Zone: RS-10
Application Number: PLN2019-00483
Owner: Talmage & Deral 1995 Revocable Trust
Deb Talmage and Vince Deral, Trustees
Applicant: Dennis Thompson

(Proposal for an interior remodel and exterior revisions to an existing 2,254 square foot existing single-unit residence with an attached 362 square foot two-car garage. Project includes new doors and windows and a new deck at the lower level.)

Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow revisions to windows on the upper floor within the required interior setback. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.

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 Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

4. The Board acknowledges that the owners have conferred with neighbors to the west regarding privacy of the proposed window alteration in the interior setback.
5. The proposed colors are acceptable.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 115 SUMMIT LN

Assessor's Parcel Number: 015-320-006
Zone: RS-25
Application Number: PLN2019-00529
Owner: Birdsong Summit LLC
Applicant: Natalie Ochsner

(Proposal for an interior remodel of an existing 2,996 square foot single-unit residence with an attached 608 square foot two-car garage. Project includes addition of 17 square feet to the main level and a reduction of 6 square feet at the lower level. Exterior changes include revisions to windows and doors, new patio cover over on grade patio, new outdoor fireplace and extension of patio and new enclosed patio area. The proposed total of 3,615 square feet of development on a 36,000 square foot lot in the Hillside Design District is 62% 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 Design Approval and Final Approval with comments and conditions:

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 acknowledges a revision in the project scope.
4. Condition that the applicant provide color of the proposed fence enclosure on Sheet A3.2
5. Condition to provide the location of the exterior lighting on the east elevation on Sheet A3.2 with a catalog sample of the proposed fixture.