



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES DECEMBER 2, 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

## PROJECT DESIGN APPROVAL AND FINAL APPROVAL

### A. 25 ST FRANCIS WAY

Assessor's Parcel Number: 053-141-010  
Zone: RS-10/USS  
Application Number: PLN2019-00440  
Owner: Halb Properties, LLC  
Applicant: Scott Branch

(Proposal to construct a new detached 378 square foot one-car garage on a lot with an existing 3,310 square foot single-unit residence with an attached 335 square foot two-car carport. Project includes a new flagstone walkway and alterations to existing garden walls. Project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. The proposed total of 4, 4,526 square feet of development on a 28,248 square foot lot is 95% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. Project requires Neighborhood Preservation findings. Project was last reviewed on October 14, 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 Minor Zoning Exception criteria for the trash enclosure have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.
3. The materials and finishes are indicative of the general neighborhood.

4. The location of the new garage structure does not affect neighboring properties.
5. The landscaping and vegetation at the front of the lot will continue to screen the structure.

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

### **B. 1620 EUCALYPTUS HILL RD**

Assessor's Parcel Number: 015-232-010  
Zone: RS-15  
Application Number: PLN2018-00156  
Applicant: Jeff Silverman, Owner

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes removing an unpermitted 33 square foot laundry room addition and permitting an unpermitted roof deck with new cable railing. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,842 square feet of development on a 26,386 square foot lot located in the Hillside Design District is 81% 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 January 7, 2019.**

### **Project Design Approval for return to Consent 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 materials are conducive to the existing architecture as presented on Sheet A1.
4. The general design approach is acceptable.
5. The proposed design is located in such a fashion that will not have an architectural impact on the surrounding neighborhood.
6. There are no proposed changes in grading elevation.
7. Applicant shall provide completed details of the vertical stanchions for Final Approval.
8. Applicant shall clarify how the stanchions will be anchored to the roof material.
9. Provide a color board subsequent to the drawings on Sheet A5.
10. The Board encourages the applicant to review the required drawing with the Building Department in order to make sure all requirements are provided.