



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES DECEMBER 16, 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: Miller and Richards  
Staff present: Monson

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

**A. 937 CIMA LINDA LN**  
Assessor's Parcel Number: 015-202-009  
Zone: RS-25  
Application Number: PLN2019-00572  
Owner: Arlene Montesano Trust  
Arlene Montesano, Trustee  
Applicant: Jesiy Brown

(Proposal for a glass railing along the terrace and window height increases to a proposed 1,079 square foot Accessory Dwelling Unit (ADU). Proposed ADU is under a separate building permit. Project is located on a lot with an existing 8,392 square foot single-unit residence located in the Hillside Design District.)

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

**Continue indefinitely to the Full Board.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 2211 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 025-281-029  
Zone: RS-15  
Application Number: PLN2019-00619  
Owner: Patti J. Sanderson  
Applicant: Patrick Marr

(Proposal to build a 225 square foot wood deck to replace existing deck on an existing 1,672 square foot single-unit residence located in the Mission Area Special Design District. Project is located on a lot in the Hillside Design District.)

**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:**

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.

**FINAL APPROVAL****C. 775 CALABRIA DR**

Assessor's Parcel Number: 049-292-012  
Zone: RS-10  
Application Number: PLN2019-00311  
Owner: Karim Kaderali  
Applicant: Amy Von Protz

(Proposal for 583 square feet of additions on the first floor and a new 331 square foot addition on the second floor of an existing, one-story, 2,024 square foot single-unit residence with a detached 429 square foot two-car garage. Project includes an interior remodel and new upper level deck. The proposed total of 3,367 square feet of development on a 23,783 square foot lot is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 30, 2019. Project was last reviewed on September 30, 2019.**

**Final Approval as submitted.**

**REVIEW AFTER FINAL APPROVAL****D. 1425 MISSION RIDGE RD**

Assessor's Parcel Number: 019-103-023  
Zone: RS-25  
Application Number: PLN2015-00474  
Owner: RC Steiner Living Trust  
Russell C Steiner, Trustee  
Applicant: Tom Oschner, Architect

(Approved project is a proposal to demolish an existing 3,900 square foot, one-story, single-family residence and garage and construct a new two level single family residence comprising a 4,390 square foot main level, 3,660 square foot basement, 550 square foot attached two-car garage, 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,784 square feet [of which 7,960 square feet applies to the floor-to-lot area ratio (FAR) on a 1.92 acre lot is 145% of the guideline maximum allowable floor to lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2015-0057.)

**Approval of Review After Final is requested to approve revisions to landscape and hardscape changes, exterior window trim, chimney treatments, south covered patio valence, and garage doors. Project was last reviewed on June 13, 2016.**

**Approval of Review After Final as submitted.**

**FINAL APPROVAL****E. 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 377 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).)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on August 26, 2019. Project was last reviewed on August 26, 2019.**

**Final Approval as submitted.**