



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 13, 2020

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Moticha and Richards

Staff present: Hamilton, Matthew Ozyilmaz, Planning Technician, and Ternovskaya

REVIEW AFTER FINAL APPROVAL

A. 1607 SHORELINE DR

Assessor's Parcel Number: 045-173-042
Zone: E-3/SD-3
Application Number: PLN2010-00193
Owner: Chad Yonker
Applicant: Tom Ochsner, Architect

(Approved project is a proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio.)

Approval of Review After Final is requested for reconfiguration of the roof deck, new rooftop planters at second and third level, new brick detailing to guardrail, new roof on the trash enclosure, replace trellis with shed roof at south elevation, new arch over east side yard gate,

entry door changed, steel door changed at south elevation, and walls thickened on the south elevation on both sides of the metal doors. Project was last reviewed on May 4, 2016.

Public comment:

Correspondence from Kip Fulbeck and Jon Kauffman was acknowledged.

Board Member Richards encouraged the applicant to consult with someone familiar with planting to determine a planting plan.

Approval of Review After Final as submitted.

NEW ITEM: CONCEPT REVIEW

B. 476 BRAEMAR RANCH LN

Assessor's Parcel Number: 047-030-042
Zone: A-1/SD-3
Application Number: PLN2020-00086
Owner: Robert and Jennifer Conrow Living Trust
Robert and Jennifer Conrow, Trustees
Applicant: Dale Pekarek

(Proposal for a 6'-0" tall black chain link fence and 6'-0" tall back wrought iron gate located within 10'-0" of the front lot line. Project is located on a 56,983 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. Project requires an Administrative Exception to allow the fence and gate to exceed the required 3'-6" height within 10'-0" of the front lot line.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL

C. 840 CIMA LINDA LN

Assessor's Parcel Number: 015-162-019
Zone: RS-25
Application Number: PLN2019-00442
Owner: Mag3 LLC
Applicant: Darrell Becker
Contact: Diana Kelly

(Proposal for interior remodel, minor exterior site alterations, including replacement of some doors and windows; site alterations, including remodel three patios at the front and rear of the residence and raise the level of the southwest patio, new and replaced site walls and planters.)

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

Project Design 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.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. [1158 CRESTLINE DR](#)**

Assessor's Parcel Number: 049-181-011
Zone: RS-15
Application Number: PLN2020-00101
Owner: John C. & Cathleen M. Wright, Trustees
Applicant: Jeff Gorrell

(Proposal to install a new, 480 square foot (approximate) wood composite rear deck and to replace the existing concrete patio with a new concrete or stone patio, and expand the patio by 94 square feet. This project is located in the Hillside Design District on a 14,632 square foot lot.)

Project Design and Final Approval is requested. Project require compliance with Neighborhood Preservation Ordinance, 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.