



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 20, 2020

11:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://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

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## ATTENDANCE

Members present: Moticha and Richards

Staff present: Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Matthew Ozyilmaz, Planning Technician; Hamilton; and Ternovskaya

## NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

### A. 1674 FRANCESCHI RD

Assessor's Parcel Number: 019-102-042  
Zone: RS-1A  
Application Number: PLN2020-00099  
Owner: David and Rhonda Freeburn  
Applicant: Wade Davis Design

(Proposal for a 378 square-foot first floor addition, exterior alterations, and an interior remodel to an existing single-unit residence. Project includes installation of a new patio cover, new sliding entry gate, new windows, and reduction of the existing eave overhang. Project is located in the Hillside Design District on a 29,310 square-foot lot.)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Hillside Design & Sloped Lot Findings.**

### **Project Design Approval with comments:**

1. Provide a materials board.
2. Show any lighting proposed for the project.
3. Show detailing for the entry gate.
4. Review whether a landscape element needs to be added to the entry gate.

**FINAL APPROVAL****B. 1142 HARBOR HILLS DR**

Assessor's Parcel Number: 035-313-003  
Zone: RS-15  
Application Number: PLN2019-00148  
Owner: Nancy Ann Jenkins  
Applicant: Tom Ochsner

(Proposal for a 504 square-foot addition to an existing, 3,530 square-foot, two-story, single-unit residence. The proposed project includes a new detached 400 square-foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square-feet on a 22,718 square-foot lot in the Hillside Design District is 90% of the maximum guideline floor-to-lot area ratio.)

**Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on February 3, 2020.**

**Final Approval with comments:**

1. The improvements to the landscape plan are appropriate.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. 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****C. 820 ALSTON RD**

Assessor's Parcel Number: 015-173-022  
Zone: RS-25  
Application Number: PLN2020-00095  
Owner: Joshua Lazer Newman  
Applicant: Alexa Newman

(Proposal for a new detached 498 square-foot two-car garage, new stone retaining wall and concrete driveway off of Summit Road. The existing one-car garage is to remain with removal of a portion of the existing driveway. The resulting 2,715 square-foot development is 57% of the guideline FAR (floor-to-lot area ratio).)

**Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation Findings and Hillside Design & Sloped Lot Findings.**

**Continue indefinitely with comments:**

1. Provide a landscape plan covering the area where the removal of the existing driveway will occur.
2. Provide landscape plan for the area around the new proposed driveway. Show pedestrian access connecting the proposed driveway to the existing brick and concrete at the back of house.
3. Show the wall heights on the site plan for the proposed stone wall.
4. The architecture of the garage is appropriate for the property.