



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MAY 11, 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, Richards (Items A-C), and James (Item D)  
Staff present: Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Matthew Ozyilmaz, Planning Technician; Hamilton; and Ternovskaya

## NEW ITEM: CONCEPT REVIEW

A. [1419 SHORELINE DR](#)  
Assessor's Parcel Number: 045-185-006  
Zone: E-3/SD-3  
Application Number: PLN2020-00132  
Owner: Continental Store Equipment, Co. Inc  
Applicant: Trish Allen

(Proposed remodel including abatement of items identified in ZIR2017-0490 consisting of the demolition of sunroom canopy & trellis, permit 35 square feet of as-built storage space, convert remaining portion of storage to bathroom, remove kitchen from west wing laundry area, remodel master bedroom, and remodel original library into master bath and closet. The project also includes a remodel consisting of a new gable roof over entry, new siding, doors and windows, A/C condenser, and new at grade deck with gas fire pit. The proposed 3,327 square feet of development on the 18,842 square foot lot is 76% of the maximum guideline floor-to-lot area ratio (FAR) in the appealable jurisdiction of the Coastal Zone.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot findings. Review by the Staff Hearing Officer for a Minor Coastal Development Permit is required to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone.**

**Item postponed two weeks for re-noticing.**

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

### **B. 623 SURF VIEW**

Assessor's Parcel Number: 035-111-003  
Zone: RS-15  
Application Number: PLN2020-00032  
Owner: Mihssen Kadhim  
Applicant: Paul Zink

(Proposal for interior and exterior improvements to an existing single unit residence. Interior improvements will include creating a new bedroom on the second floor along with electrical and plumbing repairs on both floors. On the ground floor an infill door and wall separating a family room and dining room will be removed. Exterior improvements will include two new windows on the second floor and two new windows on the ground floor. A six foot tall fence and six foot tall double gate is proposed along the Island View front lot line, which requires a Minor Zoning Exception (MZE). An approximate 100 square foot storage shed adjacent to the garage would be removed. The project will abate violations identified under enforcement case number ENF2019-00745. The proposed total of 3,044 square feet of development is 82% of the maximum guideline floor to lot area ration (FAR).)

**Project Design Approval and Final Approval are requested. A Minor Zoning Exception is requested for a fence and gate exceeding the allowed height of 3.5' within 10' of the front lot line. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings.**

Public comment:

The following individuals spoke:

1. Joan Siegel

Correspondence from Joan Siegel was acknowledged.

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

1. The following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood.
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

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.

## **FINAL APPROVAL**

### **C. 3070 SEA CLIFF**

Assessor's Parcel Number: 047-091-017  
Zone: A-1/SD-3  
Application Number: PLN2019-00596  
Owner: Chris & Tracy Feno  
Applicant: Kristin Stoyanova

(Proposal for a remodel and additions to an existing 2,196 square foot single-unit residence in the Hillside Design District. Project includes a new attached 563 square foot two-car garage, conversion of existing single-car garage to habitable space, existing carport area added to the front entryway, and additions of: 57 square feet, 209 square feet of storage space, and a 110 square foot sauna. Site improvements include an accessory building, new front wall and driveway gate, landscaping, hardscaping, and new pool and spa. The proposed total of 3,322 square feet of development on a 47,466 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

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

### **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**

### **D. 519 W ANAPAMU ST**

Assessor's Parcel Number: 039-202-004  
Zone: R-M  
Application Number: PLN2020-00103  
Owner: Cory R. Cameron  
Applicant: Mark Morando

(Proposed construction of a new detached structure. The first floor consists of a 229 square foot one-car garage and 349 square foot storage room with a half-bath. The proposed second story accessory dwelling unit is not part of this review.)

**Final Approval is requested. Project requires Neighborhood Preservation Findings. Project was last reviewed on April 27, 2020.**

**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.