



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES TUESDAY, MAY 26, 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: 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, removal of kitchen from west wing laundry area and remodel to 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 on the 18,842 square-foot lot in the appealable jurisdiction of the Coastal Zone. Project requires Planning Commission review of a Coastal Development Permit.)

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

Public Comment:

The following individual(s) spoke:

1. Maryam Salafian
2. Sam Chesluk

Correspondence from Jim Malcom and Sam Chesluk was acknowledged

Continue indefinitely to Planning Commission 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 Findings have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. Review the landscape on the property with the Owner and return with a landscape plan, if necessary.

NEW ITEM: PROJECT DESIGN APPROVAL

- B.** [1177 LAS ALTURAS RD](#)
Assessor's Parcel Number: 019-113-004
Zone: RS-1A
Application Number: PLN2020-00084
Owner: Julie Asplund
Applicant: Albert Chavez

(Proposal includes a basement addition of approximately 458 square feet and the conversion of approximately 486 square feet of non-habitable space to habitable floor area on the basement level. As part of the project, new windows and doors are proposed, along with a new 408 (approx.) square-foot deck serving the basement addition. A new stairway is proposed from the new basement level deck to the existing main level deck. Project site is located in the Hillside Design District with an average slope of 31%.)

Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside Design & 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.

FINAL APPROVAL**C. 3405 SEA LEDGE LN**

Assessor's Parcel Number: 047-082-008
Zone: A-1/SD-3
Application Number: PLN2019-00086
Owner: David and Barbara Meline
Applicant: Heidi Jones
Architect: Blackbird Architects

(Proposal to demolish an existing one-story 1,725 square-foot single-unit residence and 502 square-foot garage located in the Hillside Design District to be replaced with a new one-story 2,761 square-foot single-unit residence with a detached 779 square-foot garage and a new detached 477 square-foot accessory dwelling unit (ADU). Project includes construction of a new entry gate, trash enclosure, and motor court. Associated earthwork and landscaping is proposed as well as a sewer connection. The proposed total of 4,017 square feet on a 57,228 square-foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR).

Final Approval is requested. Project requires Neighborhood Preservation Findings, Hillside Design & Sloped Lot Findings, and Grading Findings. A Coastal Development Permit was approved by the Planning Commission on October 3, 2019. Project must comply with Planning Commission Resolution No. 016-19. Project requires substantial conformance to the plans granted Project Design Approval on May 11, 2020. Project was last reviewed May 11, 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.
3. The Grading Findings 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. 835 FLORA VISTA DR**

Assessor's Parcel Number: 041-374-009
Zone: RS-15
Application Number: PLN2020-00077
Owner: Frank C. Ernst Jr.
Applicant: Guy Gniadek

(Proposal for exterior patio improvements in the rear yard of an existing single family residence. Improvements include a 120 square-foot trellis, an outdoor fireplace, an outdoor barbecue, and extending the existing concrete deck by 192 square feet. The existing concrete patio would be resurfaced with new material. Project site is located in the Hillside Design District with an average slope of 22%.)

Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation and Hillside Design & 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.