



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES AUGUST 24, 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: Sweeney and James

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

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. [1686 LAS CANOAS RD](#)
Assessor's Parcel Number: 021-072-007
Zone: RS-1A
Application Number: PLN2020-00358
Owner: Linda Kiefer
Applicant: Paul Sicat

(A Minor Zoning Exception is requested to allow a proposed 10' x 20' trash receptacle area to be located within the front setback. Project includes a six foot tall, six-linear foot redwood fence to screen the trash receptacle area.)

Project Design Approval and Final Approval are requested. Project requires Minor Zoning Exception Findings, Neighborhood Preservation Findings, and Hillside Design and Sloped Lot Findings. Project was last reviewed August 17, 2020.

Project Design Approval with the condition to provide a full length wood fence that matches the length of the gate and the following comments:

1. 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.
2. 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.
3. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM: FINAL 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%. The proposed total of 2,918 square feet is 66% of the maximum guideline floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on May 26, 2020. Project was last reviewed July 27, 2020.

Final Approval as submitted.

CONTINUED ITEM: FINAL APPROVAL

- C.** [35 LESLIE DR](#)
Assessor's Parcel Number: 051-352-002
Zone: RS-7.5/USS
Application Number: PLN2020-00058
Owner: Hilary Stromath
Applicant: Shaun Lynch

(Proposal for a 95 square foot addition to the first floor, a 519 square foot addition to the second floor, demolition of the laundry and mechanical room, alterations to the rear patio, and a new exterior heat pump. The project includes an interior remodel of the kitchen area. Project will abate violations in ZIR2018-00449. The proposed total of 1,759 square feet is 69% of the maximum required floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on April 27, 2020. Project was last reviewed April 27, 2020.

Final Approval as submitted.