



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES AUGUST 31, 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 Richards

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

CONTINUED ITEM: 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 redwood fence to screen the trash receptacle area.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on August 24, 2020.

Public comment:

Correspondence from Jens Sorenson was acknowledged.

Final Approval as submitted.

The ten day appeal period was announced.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- B.** **1560 LA VISTA DEL OCEANO DR**
Assessor's Parcel Number: 035-170-013
Zone: RS-7.5
Application Number: PLN2020-00395
Owner: Justin Reese
Applicant: Lauren Anderson

(Proposal for a 243 square-foot second floor balcony on a proposed ADU. Project site is located on a 15,603 square-foot lot in the Hillside Design District with an average slope of 23%.)

Project Design Approval and Final Approval are 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.

The ten day appeal period was announced.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- C.** **1822 GARDEN ST**
Assessor's Parcel Number: 027-051-019
Zone: RS-15
Application Number: PLN2020-00255
Owner: Steve Mizes
Applicant: Paul Zink

(Proposal for a 463 square-foot addition to the rear of an existing one-story single unit residence including window alterations and an interior remodel. SFDB review of a Minor Zoning Exception is requested to allow a 1-foot increase in height to a portion of the house located in the front setback. The project site is located on an 8,026 square foot lot. The proposed 2,211 square feet of development is 69% of the maximum floor to lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Minor Zoning Exception Findings. Project was last reviewed July 6, 2020.

Public comment:

Correspondence from Stephen Olson 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.

The ten-day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL

D.	<u>743 LITCHFIELD LN</u>	
	Assessor's Parcel Number:	041-181-010
	Zone:	RS-15
	Application Number:	PLN2018-00002
	Owner:	Inger L. Budke
	Applicant:	Ed DeVicente

(Proposal to construct a 656 square foot, ground-level addition and a 1,364 square foot, lower-level addition to an existing 1,163 square foot, one-story single residential unit. Other site improvements include the relocation of the existing 387 square foot garage. Approximately 255 cubic yards of cut and fill will occur under the main building footprint, and 15 cubic yards of cut and fill will occur outside of the main building foot print, with 270 cubic yards of export to leave the site. The proposed total of 3,570 square feet of development on a 17,656 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR). On May 9, 2018, the Staff Hearing Officer approved a Zoning Modification to allow a new two-car garage and restroom to be located within the required 30-foot front setback (SHO RESO 020-18).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on June 29, 2020. Project was last reviewed on June 29, 2020.

Final Approval as submitted.

The ten-day appeal period was announced for all items that received Project Design Approval and/or Final Approval.