



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES SEPTEMBER 21, 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; Hamilton; and Ternovskaya

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [424 N ONTARE RD](#)

Assessor's Parcel Number: 053-151-014
Zone: RS-10/USS
Application Number: PLN2020-00397
Applicant: Chris Dahlstrom, Owner

(Proposal for a new detached 3-car garage and workshop on a 21,396 square foot parcel currently developed with a 2,485 square foot residence with an attached garage. The proposed structure includes a 440 square foot 2-car garage with an attached 390 square foot 1-car garage and workshop.)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation 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. Board Member Sweeney would like to see clarification from Staff regarding the health, safety, and welfare finding of the Neighborhood Preservation Ordinance.
2. The neighborhood is defined as Ontare Road, extending to the Creek from the two closest street intersections.

The ten day appeal period was announced.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1136 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-014
Zone: RS-1A
Application Number: PLN2020-00420
Owner: Rosenthal 2000 Revocable Trust
Nancy and Lenny Rosenthal, Trustees
Applicant: Jeremy Martinez

(Proposal for a new 8'-0" x 7'-6" spa with new spa equipment. Proposal includes new decking around the spa. Project site is located on a 24,308 square foot lot in the Hillside Design District with an average slope of 20%.)

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

Continue indefinitely with comments:

1. Return with a detailed plan of the spa equipment pad and provide sections.
2. Include the pool enclosure on the drawings, the required noise modifications required for pool the equipment, and any finishes for the wall or fence and their locations.
3. Inform westerly neighbors regarding the potential pool equipment that will be installed and any potential noise.
4. Provide photographs and show the color of the proposed tile, show the locations of the tile, and show areas that will be finished with stucco or stone.
5. Any lighting for the spa is assumed to be internal and not exterior lighting in the garden.
6. Show the setback lines on the drawings so that it is clear that the proposed pool equipment is inside of the setbacks.

NEW ITEM: PROJECT DESIGN APPROVAL**C. 1611 LOMA ST**

Assessor's Parcel Number: 027-153-049
Zone: R-2
Application Number: PLN2020-00230
Owner: Cohen Family Trust
Emily and Noel Cohen, Trustees
Applicant: Kurt Magness

(Proposal to replace a damaged driveway structure, add an accessory room below with 1/2 bath, and replace a stairway from the sidewalk to the lower level on the side of the new driveway structure. The project site is located on a 5,030 square foot lot in the Hillside Design District with a slope of 23%. The proposed total of 3,095 square feet of development is 122% of the maximum guideline floor-to-lot-area ratio (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside Design and 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. Board Member Sweeney would like to see clarification from Staff regarding the health, safety, and welfare finding of the Neighborhood Preservation Ordinance.
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 stucco shall be applied to proposed block wall on the east side of property.
4. Provide a color board.
5. Show any surface mounted lights on the proposed addition in the submission for Final Approval.
6. The Board recognizes the 122% FAR of the proposal and understands that the current home has an 110% FAR. Due to the uniqueness of the lots along Loma Street, the Board finds this proposal acceptable as an exception to the 85% guideline.
7. The neighborhood is defined as extending from Micheltorena Street to Grand Avenue and to Moreno Road.

The ten day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL

D.	<u>2030 ANACAPA ST</u>	
	Assessor's Parcel Number:	025-321-009
	Zone:	RS-15
	Application Number:	PLN2020-00253
	Owner:	Ellen Robinson
	Applicant:	Brooks Mikkelsen

(Proposal for 3,247 square feet of landscaping and site work alterations to the front yard and driveway, including a new driveway turnaround, resurfacing the existing driveway with new permeable paving, replacement of the existing lawn with a drought tolerant garden, realignment of entry paths and steps, and rebuilding the sandstone wall along the sidewalk. Project is located on a 7,943 square foot lot in the Mission Area Design District.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on August 3, 2020. Project was last reviewed on August 3, 2020.

Final Approval as submitted.

The ten day appeal period was announced.