



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES SEPTEMBER 28, 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, Assistant Planner  
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. 306 NORTHRIDGE RD

Assessor's Parcel Number: 055-132-011  
Zone: RS-1A  
Application Number: PLN2020-00417  
Owner: Karen and John Merwin  
Applicant: David Watkins

(Proposal for a 37 square foot addition to the master bedroom, an as-built 134 square foot addition to the kitchen, new doors and windows, replacement of existing doors and windows, and an interior remodel. Project site is located on a 50,954 square foot lot in the Hillside Design District with an average slope of 32%. The proposed total of 2,412 square feet of development is 47% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Hillside Design and Sloped Lot Findings.**

### **Project Design Approval with 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 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.

**NEW ITEM: PROJECT DESIGN APPROVAL****B. 471 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-037  
Zone: RS-1A  
Application Number: PLN2020-00145  
Owner: Andrew and Terri Downen  
Applicant: Paul Poirier

(Proposal to renovate the existing roof, construct a new entrance shed roof, and a new exterior stairway to the existing roof deck. An interior remodel in the master bedroom is also proposed. The project site is located on a 56,628 square foot lot in the Hillside Design District, with an average slope of 13%. The proposed total of 4,080 square feet of development is 79% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires Neighborhood Preservation 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. Reintroduce a window or another architectural element above the new roof above the front entrance door.
3. Consider extending the roof overhang over the new front door in order to achieve a better scale and proportions.

The ten day appeal period was announced.

**FINAL APPROVAL****C. 102 SANTA ROSA PL**

Assessor's Parcel Number: 045-201-018  
Zone: E-3/SD-3  
Application Number: PLN2018-00625  
Owner: Joe Plowman  
Applicant: Leonard Thomas

(Proposal to demolish an existing 840 square foot, one-story, single-unit residence with an attached 284 square foot garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on August 17, 2020. Project was last reviewed August 17, 2020.**

**Final Approval as submitted.**

**REVIEW AFTER FINAL APPROVAL**

**D.**            **1607 SHORELINE DR**  
Assessor's Parcel Number: 045-173-042  
Zone: E-3/SD-3  
Application Number: PLN2010-00193  
Owner: Chad Yonker  
Applicant: Tom Ochsner

(Approved project is a proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio.)

**Approval of Review After Final is requested for alterations to the roof, windows, doors, and exterior columns. Project requires substantial conformance to the plans that received Final Approval on April 13, 2020. Project was last reviewed by SFDB on April 13, 2020.**

**Approval of Review After Final as submitted.**

The ten day appeal period was announced.