



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 5, 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, Planning Technician  
Mary Ternovskaya, Commission Secretary

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## ATTENDANCE

Members present: Sweeney and James

Staff present: Timmy Bolton, Associate Planner; Pilar Plummer, Assistant Planner;  
William Russell, Planning Technician; and Ternovskaya

## CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

### A. 1136 MISSION RIDGE RD

Assessor's Parcel Number: 019-111-014  
Zone: RS-1A  
Application Number: PLN2020-00420  
Owner: Nancy and Lenny Rosenthal  
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. Project was last reviewed September 21, 2020.**

### **Project Design Approval and Final 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.
3. Move the pool equipment enclosure gate opening to face the north.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL****B. 440 NORTHRIDGE RD**

Assessor's Parcel Number: 055-132-002  
Zone: RS-1A  
Application Number: PLN2020-00063  
Owner: Lloyd & Richard Dallett  
Applicant: Scott Branch

(Proposal to permit the as-built enclosure of the lanai into a dining room, remodel the kitchen and master bathroom, replace all doors and windows and skylights. Remove existing wood accent siding and replace with fiber-cement panels and stucco. Relocate and replace water heater from inside the garage to a location on the north elevation. Remove as-built window at garage and restore garage door. Replace metal tile roofing with standing seam metal roof. Add skylights at kitchen and exterior fiber-cement reveal panels to west and north elevations. Replace existing driveway and motor court pavement. Project site is located in the Hillside Design District with an average slope of 39 % The proposed total of 2,574 square feet of development is 47% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. SFDB review of a Minor Zoning Exception Project is requested to allow a proposed trash enclosure to be located in the front yard. Project requires Neighborhood Preservation Findings, Minor Zoning Exception Findings, and Hillside Design and Sloped Lot Findings. Project was last reviewed May 26, 2020.**

**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 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.
4. The neighborhood is defined as Northridge Rd from Foothill Rd to N. Ontare Rd.

The ten day appeal period was announced.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 419 STANLEY DR**

Assessor's Parcel Number: 051-273-005  
Zone: RS-7.5/USS  
Application Number: PLN2020-00360  
Owner: Angie Leon  
Applicant: Alexandra Volodkina

(Proposal to replace 6 existing wood windows with new vinyl windows, and 1 existing patio door with new. New windows and doors to be same size and location as existing.)

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

**Item postponed one week due to the applicant's absence.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 1479 LOU DILLON LN**

Assessor's Parcel Number: 015-202-036  
Zone: RS-25  
Application Number: PLN2020-00355  
Owner: Susan Smyth  
Applicant: Jaime Limon

(Proposal for alterations and repairs to an existing 6,046 square foot three story residence, including a new balcony and second floor decks, the replacement of doors and windows, and new exterior plaster and paint finishing. This project will abate violations in ENF2002-00911. Project site is located on an 89,143 square foot lot in the Hillside Design District with an average slope of 41%.)

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

**Continue indefinitely with comments:**

1. Remove the glass railings. They are potentially mirrored in nature, they are not conducive to the architectural style of the existing Spanish Mediterranean home, and divided light and new windows are proposed.
2. The large window openings without broken mullions are not appropriate on the south elevation, left and right gable-ended elevations, and centered elevation at the second floor.
3. The deck on the west side is too large, it needs to be designed in such a way that is appropriate to the style of a Spanish Mediterranean home. A deck with only columns is not appropriate.
4. Engage with someone that can draw appropriate sets of drawings for this project. Detailing is missing, including detailing for railings, doors and windows, and stucco finishes (particularly how the railings will be finished by the entry staircase). Show appropriate details for garage and materials.
5. The deck extension on the east side is inappropriate in its size.
6. In general, the Board assumes that cargo containers will be removed at completion of construction and the temporary fence will be taken care of in terms of its display to the neighborhood.