



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 12, 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, 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

- A. [802 CAMINO VIEJO RD](#)
Assessor's Parcel Number: 015-060-013
Zone: RS-25
Application Number: PLN2020-00356
Owner: Robert C. Bress
Applicant: Isabel Larriba

(Proposal for exterior alterations that include enclosing the existing breezeway between the existing residence and existing garage, joining the garage roof with the residence roof, and site work. A Minor Zoning Exception is requested to allow additional height and volume in the front setback (SBMC 30.165.040.B.1). The project will address violations in ZIR2016-00053. Project is located on a 28,382 square foot lot in the Hillside Design District, with an average slope of 24%.)

Project Design Approval is requested. Project requires Neighborhood Preservation Findings, Hillside Design and Sloped Lot Findings, and Minor Zoning Exception Findings.

Project Design Approval with comments:

1. Show the stone enclosure with a gate where the house pump has been removed.
2. Note the correct paving material on the plans and indicate the stone wall.
3. Indicate that the finish on the building is board and bat.
4. Provide details of sill, header and jamb details on windows and doors.
5. Provide photographs and the model number of the lighting fixtures, even if they are matching the existing.
6. Provide a photograph of the proposed garage door.
7. Indicate what new proposed doors, sidelights, and windows will be wood, and if they will be stained or painted. For the sidelights, provide the color for any wood flashing or sash material in addition to the aluminum.
8. Reconfirm the color of gutters and downspouts with a note on drawings.
9. Provide detail for the roof skylights.
10. Confirm that you can find the same asphalt shingle roofing material for the roof to match existing.
11. If you need to vent the space over the areaway, make sure to reconfirm that there is air circulation in the attic space you may be creating over the new enclosure.
12. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
13. 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.
14. 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.

The ten day appeal period was announced.

CONTINUED ITEM: PROJECT DESIGN APPROVAL

B. [155 CEDAR LN](#)
Assessor's Parcel Number: 015-083-027
Zone: RS-15
Application Number: PLN2020-00293
Owner: Christian and Jenna Menard
Applicant: Margie Grace

(Proposal for site work in the rear yard of an existing single unit residence. Alterations include two free-standing shade structures, block retaining walls, a new pool, natural gas fire pit, new patio paving, and a new lawn and landscaping. Project is located on a 16,335 square foot lot in the Hillside Design District, with an average slope of 27%.)

Project Design Approval is requested. Project requires Neighborhood Preservation findings and Hillside Design & Sloped Lot findings. Project was last reviewed August 17, 2020.

Public Comment:

The following individual(s) spoke:

1. Christian and Jenna Menard

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.
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.