



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES OCTOBER 19, 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; Hamilton; and Ternovskaya

## CONTINUED ITEM: FINAL APPROVAL

### A. 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. SFDB review of a Minor Zoning Exception is requested to allow a proposed trash enclosure to be located in the front yard. 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).)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on October 5, 2020. Project was last reviewed October 5, 2020.**

**Final Approval as submitted.**

The ten day appeal period was announced.

**CONTINUED ITEM: FINAL APPROVAL****B. 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%.)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on September 28, 2020. Project was last reviewed September 28, 2020.**

**Final Approval as submitted.**

The ten day appeal period was announced.

**CONTINUED ITEM: FINAL APPROVAL****C. 3240 CAMPANIL DR**

Assessor's Parcel Number: 047-102-001  
Zone: RS-1A  
Application Number: PLN2020-00199  
Owner: Christina Dow  
Applicant: Steve Welton

(Demolish existing 3,599 SF single family residence and construct new single story 2,745 square foot residence, 526 square foot Accessory Dwelling Unit (ADU), and 490 square foot garage. Construct new 810 square foot pool and equipment. Proposed parking includes 2 covered spaces and 1 uncovered space. Realign and widen driveway to meet Fire requirements. Construct 8 foot tall fencing along the easterly interior lot line and 6-foot driveway gate. Construct new outdoor fire pit and outdoor shower. Install 16 detached solar panels. New outdoor BBQ. Various outdoor steps and gravel paths. Construct 6' high max retaining walls and 42" guardrails. Grading is expected to be approximately 1,294 cubic yards cut and 1,294 cubic yards fill. The project site is located on a 43,995 (approx.) square foot lot in the Hillside Design District with an average slope of 22%. The proposed total of 3,491 square feet is 70% of the maximum allowed floor-to-lot-area ratio (FAR).)

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

**Final Approval as submitted.**

The ten day appeal period was announced.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 419 STANLEY DR**

Assessor's Parcel Number: 051-273-005  
Zone: RS-7.5/USS  
Application Number: PLN2020-00360  
Owner: Angie Leon  
Applicant: CA Permits; 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. Project was postponed due to applicant's absence on October 5, 2020.**

**Deny the proposal with the following comments:**

1. The Consent Reviewers will not approve the windows as proposed, they are not like-for-like to the existing windows.
2. Applicant encouraged to provide aluminum clad windows, the applicant may choose to return to the Full Board for a request for vinyl windows.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 903 ALSTON RD**

Assessor's Parcel Number: 015-174-018  
Zone: RS-25  
Application Number: PLN2020-00405  
Owner: Michael Linn  
Applicant: Richard Redmond

(Proposal to remove existing 211 square foot deck and replace with new 490 square foot pool with spa and deck. A new pool equipment area with fence is also proposed. Pool to have automatic cover. Project site is located on a lot in the Hillside Design District with a 30% slope.)

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

**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.

The ten day appeal period was announced.