



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JANUARY 6, 2020**

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:**

Jason Dominguez

**PLANNING COMMISSION LIAISON:**

Addison Thompson

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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**ATTENDANCE**

Members present: Sweeney and James  
Staff present: Monson

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 1567 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 027-151-006  
Zone: RS-15  
Application Number: PLN2019-00191  
Owner: Edward St. George  
Applicant: Jerry Wilhelm

(Proposal for a new utility room addition to the first floor of a 2,872 square foot two-story single-unit residence. Project includes a remodel to the second story and additional as-built site improvements. A Minor Zoning Exception is requested to allow the fence to exceed the maximum allowed height of 3'-6" within the first ten feet of the front lot line. The project will address violations in Zoning Information Report ZIR2015-0009. The proposed total of 2,872 square feet on a 17,860 square foot lot in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow the fence height to exceed the maximum height of 3'-6" within 10'-0" of the front lot line. Project requires Neighborhood Preservation, 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.
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 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.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 305 E ISLAY ST**

Assessor's Parcel Number: 027-051-015  
Zone: RS-15  
Application Number: PLN2019-00639  
Owner: Janet G. Graham Survivor's Trust  
Polly Coleman, Trustee  
Applicant: Jack Martin

(Proposal to replace the existing light brown "fire free shake tile" with Boral concrete Espana duralite tile in "California Mission Blend" on an existing single-unit residence located in the Hillside Design District.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**Continue indefinitely with the comment that the applicant shall provide a letter from the structural engineer in order to confirm that due to weight constraints, traditional Mission tile is not an acceptable material and the proposed s-tile roof is an acceptable substitute.**