



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES TUESDAY, FEBRUARY 18, 2020

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Miller and James
Staff present: Monson

FINAL APPROVAL

A. [837 ARBOLADO RD](#)
Assessor's Parcel Number: 019-113-037
Zone: RS-1A
Application Number: PLN2018-00662
Owner: Peggy Palmer Wiley Trust
Peggy Wiley, Trustee
Applicant: Brian Miller

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three-level, single-unit residence with an attached 441 square foot two-car garage. The project includes a new outdoor gas fireplace and barbeque counter, and permitting as-built interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR))

Final Approval is requested. The project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. Plans require substantial conformance with plans granted Project Design Approval on February 4, 2019. Project was last reviewed on February 4, 2019.

Item postponed one week at the applicant's request.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 825 ROBLE LN**

Assessor's Parcel Number: 019-252-016
Zone: RS-15
Application Number: PLN2019-00578
Owner: Mark Bell and Camela Ott
Applicant: Kent Mixon

(Proposal for installation of an in-ground spa, associated equipment with enclosure, replacement of guardrails along existing stairs and retaining walls, and additional landscaping. The spa equipment and enclosure are within 10'-0" of the front lot line along Loma Media and mechanical equipment distance exception by the Single Family Design Board is requested.)

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

Project Design Approval and Final 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 waiver for the mechanical equipment is acceptable as it is aesthetically appropriate and ties in with the existing architecture.
4. The landscaping is designed to enhance and improve project aesthetics and mitigates erosion problems on Loma Media.

NEW ITEM: PROJECT DESIGN APPROVAL**C. 61 VISTA DEL MAR DR**

Assessor's Parcel Number: 047-062-001
Zone: E-3/SD-3
Application Number: PLN2019-00536
Owner: Jill Magoun Living Trust
Jill Magoun, Trustee
Applicant: Alex Pujo

(Proposal to demolish an existing two-car, 551 square foot, detached, garage and construct a new 750 square foot, attached, four-car tandem garage, with a one-story 67 square foot addition to the primary residence, and a new second story deck. The Single Family Design Board has review authority over the garage, addition to the house, and the portion of the upper story deck that is beyond the minimum required entry to the Accessory Dwelling Unit. A new 830 square foot Accessory Dwelling Unit is proposed above the new garage and is exempt from design review pursuant to Government Code 65852.2. The proposed total of 2,950 square feet of development, of which the ADU is excluded, on a 50,784 square foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Project Design Approval with the condition that the applicant shall reduce the cantilevered porch from 8'-0" to 7'-0" and the following 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 Board finds the new back door and rear porch do not impact public views and are aesthetically appropriate.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 811 LITCHFIELD LN

Assessor's Parcel Number: 041-181-004
Zone: RS-15
Application Number: PLN2019-00629
Owner: Terence Alemann
Applicant: Ernesto Botello

(Proposal for an interior remodel of an existing two-story 2,155 square foot single unit residence with an attached 374 square foot two car garage. Project includes converting 390 square feet of storage area to habitable space, demolition of existing rear deck to be replaced with new 706 square foot deck with metal and glass railing system, and replacement of windows and doors. Existing exterior stucco and siding finish will be repaired and replaced with new board and batten siding. The existing total of 2,155 square feet of development on a 23,349 square foot lot is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Project Design Approval and Final Approval with the condition that the material of the railing shall be non-reflective and the following 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.