



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MARCH 9, 2020

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

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### ATTENDANCE

Members present: Miller and James  
Staff present: Ted Hamilton, Planning Technician

### NEW ITEM: CONCEPT REVIEW

A. [476 BRAEMAR RANCH LN](#)  
Assessor's Parcel Number: 047-030-042  
Zone: A-1/SD-3  
Application Number: PLN2020-00086  
Owner: Robert & Jennifer Conrow Living Trust  
Robert and Jennifer Conrow, Trustees  
Applicant: Dale Pekarek

(Proposal for a 6'-0" tall black chain link fence and 6'-0" tall back wrought iron gate located within 10'-0" of the front lot line. Project is located on a 56,983 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. Project requires an Administrative Exception to allow the fence and gate to exceed the required 3'-6" height within 10'-0" of the front lot line.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

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

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 2007 SANTA BARBARA ST**

Assessor's Parcel Number: 025-322-006  
Zone: RS-15  
Application Number: PLN2020-00105  
Owner: GM Builders and Associates  
Applicant: Zeljko Matic

(Proposal for a new detached wood deck at the second floor of an existing 1,987 square foot two-story single-unit residence. Project includes an interior remodel, replacement of existing window with a triple folding door at the east elevation, and new door at the second floor on the west elevation. Project is located on a 10,157 square foot lot in the Mission Area Design District.)

**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 project does not have a visual impact to public views due to the fact that project is located in the back of the house.
4. The location of the deck does not impact privacy of the neighbors due to its substantial distance from neighboring homes.