



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, January 11, 2016**     **David Gebhard Public Meeting Room: 630 Garden Street**     **3:00 P.M.**

---

**BOARD MEMBERS:**     FRED SWEENEY, *Chair*  
                                      BRIAN MILLER, *Vice-Chair*  
                                      BERNI BERNSTEIN  
                                      LISA JAMES  
                                      JOSEPH MOTICHA  
                                      JAIME PIERCE  
                                      DENISE WOOLERY

**CITY COUNCIL LIAISON:**     DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**     ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**     MIKE JORDAN

**STAFF:**     JAIME LIMÓN, Design Review Supervisor  
                      DAVID ENG, Planning Technician  
                      GABRIELE COOK, Recording Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

---

Representatives present:     Jaime Pierce, Fred Sweeney, and Joe Moticha (Item B).  
Staff present:     David Eng.

### NEW ITEM

**A.     1215 DE LA GUERRA RD**     **E-3 Zone**

Assessor's Parcel Number:     031-071-003  
Application Number:     MST2015-00615  
Owner:     Bogdan/Taylor Family Trust  
Engineer:     Windward Engineering

(Proposal to construct a new 215 square foot deck with guardrail, and to install new windows, doors, and a skylight for a remodel of an existing 1,769 square foot, one-story, single-family dwelling with a 424 square foot detached two-car garage in the Hillside Design District. The project includes Staff Hearing Officer review for a requested zoning modification to allow the deck to be closer than the required 5 foot minimum distance between main and accessory buildings.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)**

**Motion:**     **Continued indefinitely to Staff Hearing Officer, to return to Consent with comments:**  
                      1) The Board finds the requested zoning modification aesthetically appropriate and does not pose consistency issues with the Design Guidelines.  
                      2) The Board finds the location and size of the proposed deck acceptable; it does not appear the deck will pose significant privacy concerns, and several neighboring properties have existing decks or balconies facing their front yard.  
**Action:**     Pierce/Sweeney, 2/0/0. Motion carried.

**REVIEW AFTER FINAL****B. 2405 STATE ST****E-3 Zone**

Assessor's Parcel Number: 025-071-012  
Application Number: MST2014-00418  
Owner: Dan Underwood  
Architect: Bill Wolf

(Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for revisions to windows.)**

**Motion: Approval of Review After Final as submitted.**

Action: Pierce/Moticha 2/0/0. Motion carried.

**FINAL REVIEW****C. 523 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-008  
Application Number: MST2014-00212  
Owner: Gina Y. Han  
Applicant: Ali Jeevanjee  
Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR) and includes Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 14-242.)**

**Motion: Final Approval with condition:**

- 1) Landscape plan is approved, subject to review by the Fire Department for compliance with high fire hazard landscaping requirements.

Action: Pierce/Sweeney 2/0/0. Motion carried.

**PROJECT DESIGN AND FINAL REVIEW****D. 1937 ROBBINS ST****R-1 Zone**

Assessor's Parcel Number: 043-072-015  
Application Number: MST2015-00368  
Owner: Charles H. Love  
Architect: Jason Grant

(Proposal to demolish an existing 395 square foot detached two-car garage to an existing 1,300 square foot single-family residence and construct a new detached 455 square foot two-car garage with 455 square feet of accessory space above it. The proposed total of 2,210 square feet on 6,789 square foot lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project includes removal of a greenhouse from the required setback and will address a violation in Zoning Information Report ZIR2002-00654.)

**(Project Design Approval and Final Approval are requested.)**

**Motion: Final Approval as submitted.**

Action: Pierce/Sweeney 2/0/0. Motion carried.

**FINAL REVIEW****E. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046  
Application Number: MST2015-00332  
Owner: Marshall & Turner  
Architect: The Cearnal Collective, LLC

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested for site fencing and landscaping only.)**

**Motion: Final Approval with conditions:**

- 1) Approval is for perimeter landscaping and fencing only.
- 2) Specify the finish of the wooden fence posts on plans.

Action: Pierce/Sweeney 2/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 11:30 A.M. \*\***