City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JUNE 6, 2022

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
Brian Miller, Chair
Leslie Colasse, Vice Chair
Ohan Arakelian
David Brentlinger
Katie Klein
Joseph Moticha

CITY COUNCIL LIAISON:
Meagan Harmon

PLANNING COMMISSION LIAISON:
Sheila Lodge

STAFF:
Ellen Kokinda, Acting Design Review Supervisor
Heidi Reidel, Planning Technician I
Kathleen Goo, Commission Secretary

ATTENDANCE

Member present: Miller
Member absent: Klein
Staff present: Robert Dostalek, Associate Planner (from 11:00 – 11:21 a.m.), Reidel, and Goo

NEW ITEM: CONCEPT REVIEW

A. 302 COLEMAN AVE
Assessor's Parcel Number: 045-081-007
Zone: E-3/SD-3
Application Number: PLN2022-00028
Owner: Shane Mahan
Applicant: Jose Luis Esparza

(Proposal to demolish an existing 116 square foot workshop and build a new 449 square foot, one-story Accessory Dwelling Unit (ADU) and 197 square foot deck on a lot located in the Appealable Jurisdiction of the Coastal Zone. No changes are proposed to the existing 1,858 square foot single-unit residence and attached 435 square foot, two-car garage. Project includes the removal of an Acacia tree in the rear yard. The proposed total of 2,293 square feet on a 9,328 square foot lot is 65% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer review and approval is required for a Coastal Development Permit (CDP).)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings will be required when the project is reviewed for Project Design Approval.

Continued indefinitely to the Staff Hearing Officer with comments:
1. Keep the plate low at minimal height.
2. Colors are to match the existing residence.
3. Roofing materials are to match the existing residence.
4. Due to the different architectural style of the large condominium complex to the rear, the Board found no conflict with the architectural style of the proposed Accessory Dwelling Unit (ADU) in relation to the existing residence and surrounding neighborhood.

REVIEW AFTER FINAL APPROVAL

B. 1142 HARBOR HILLS DR
Assessor's Parcel Number: 035-313-003
Zone: RS-15
Application Number: PLN2019-00148
Owner: Tim Connors
Applicant: Tom Ochsner, Architect

(Proposal for a 504 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence located in the Hillside Design District. Project includes a new detached 400 square foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square feet on a 22,718 square foot lot is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

Review After Final is requested for a new vehicular gate and driveway material. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on February 3, 2020. Project received Final Approval on April 20, 2020, which is when the project was last reviewed.

Approval of Review After Final as submitted with comments:
1. The Board finds the proposed asphalt is an improvement.
2. The plans demonstrate substantial conformance to the plans that received Project Design Approval on February 3, 2020.

FINAL APPROVAL

C. 1515 SANTA ROSA AVE
Assessor's Parcel Number: 045-181-005
Zone: E-3/SD-3
Application Number: PLN2021-00469
Owner: Kevin Murphy
Applicant: Harold Powell

(Proposal for a 550 square foot second-story addition to an existing 1,364 square foot two-story single-unit residence with an attached 175 square foot one-car garage. Project includes a new 132 square foot roof deck with outdoor spiral staircase. The proposed total of 2,089 square feet on a 5,980 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on November 29, 2021, which is when the project was last reviewed.

Final Approval as submitted.
D. 2345 SKYLINE WAY
Assessor's Parcel Number: 041-372-005
Zone: RS-15
Application Number: PLN2022-00102
Owner: Steve Hirsh
Applicant: Steven Willson

(Proposal for an interior remodel to an existing 1,473 square foot single-unit residence with a 427 square foot garage located in the Hillside Design District. Exterior improvements include new siding, replacing the existing composition shingle roof with a standing seam metal roof, a new fireplace, door and window alterations, including a new garage door, and a new 329 square foot deck at the rear of the property.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.

Continued to the Full Board with the comment that the proposed style to too much of a change and the Chair does not feel comfortable reviewing at the Consent level.

* Consent Review recessed from 11:30 a.m. to 11:35 a.m. *

E. 3067 PASEO DEL DESCANSO
Assessor's Parcel Number: 053-192-004
Zone: RS-7.5/USS
Application Number: PLN2022-00078
Owner: Grant Slawson
Applicant: Howard Wittausch

(Proposal to permit 203 linear feet of wood fencing and gates at the property line and side yards. Project includes a request for a Minor Zoning Exception to permit waste and recycling within the interior setback, adjacent to the existing detached garage building.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Minor Zoning Exception Findings are required.

Item E was postponed indefinitely due to the applicant’s absence.