



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**MAY 15, 2017**

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*  
 Berni Bernstein  
 Denise Champendal  
 Lisa James  
 Joseph Moticha

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
 Jaime Limón, Design Review Supervisor  
 Katie Mamulski, Planning Technician  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: James and Miller  
 Staff present: Mamulski

**REVIEW AFTER FINAL**

<b>A. 1405 MISSION RIDGE RD</b>	<b>A-2 Zone</b>
Assessor's Parcel Number:	019-210-001
Application Number:	MST2016-00024
Owner:	Don Marszalek and Diana Wold
Architect:	Chris Manson-Hing

(This is a second revised project description. Proposal for 42 square foot addition to an existing 3,964 square foot, two-level single family dwelling and a 217 square foot addition to the existing 361 square foot, two-car garage, a new 1,155 square foot partially-covered terrace to replace the existing 879 square foot uncovered terrace, alterations to the roof, new windows and doors, an interior remodel, new landscaping, and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,574 square feet on a 42,623 square foot lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception was approved for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062). Staff Hearing Officer approval has been granted for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

**(Review After Final is requested for a revised Landscape Plan. Project must comply with Staff Hearing Officer Resolution No. 030-16.)**

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

**FINAL REVIEW****B. 1520 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-039  
Application Number: MST2017-00072  
Owner: Courtney Lockwood  
Designer: Jill Horton

(Proposal to permit "as-built" and new exterior changes to a 1,389 square foot two-story single-family residence with an attached 351 square foot two-car garage. Exterior changes include a new composition shingle roof, new stainless steel cable guard rails, new exterior stairs at the lower deck and other site improvements. The proposed project also includes a minor interior remodel with no new square footage and will address violations in ZIR2016-00399. The existing total of 1,389 square feet on a 19,750 square foot lot located in the Hillside Design District is 32% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed February 27, 2017.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 3102 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-010  
Application Number: MST2017-00208  
Owner: William K. Brokken

(Proposal to permit the "as-built" removal of a 4,426 square foot concrete pool deck, replace it with 6,900 square feet of interlocking permeable pavers, and install 2,940 square feet of artificial turf in the rear yard of an existing single-family dwelling located in the Hillside Design District. The proposed project also involves approximately 154 cubic yards of grading to occur outside of the main building footprint. The project is located within Non-Appealable jurisdiction of the Coastal Zone and requires Coastal Review. This project will address violations in enforcement case ENF2017-00378.)

**(Final Approval is requested. Project was last reviewed May 8, 2017.)**

**Continued one week with the comment for the applicant to study the total landscape area and determine if the turf is appropriate for the slope and irrigation requirements.**

**CONTINUED ITEM****D. 33 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-121-006  
Application Number: MST2017-00124  
Owner: Melton Perry  
Architect: Paul Zink

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed May 1, 2017.)**

**Continued indefinitely to Consent with the comment that the Board found the revised entry element acceptable.**

**NEW ITEM****E. 1291 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-037  
Application Number: MST2017-00223  
Owner: Allison Armour Revocable Living Trust  
Architect: Arketype Architects Inc.

(Proposal to construct a 285 square foot one-story addition to an existing 4,179 square foot one-story single family residence. The proposal also includes a 267 square foot patio addition. The proposed total of 4,464 square feet on a 3.03 acre lot located in the Hillside Design district is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with comments:**

1. The Board found that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Applicant to provide verification that the existing garage does not encroach into the required 15-foot interior setback.