



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JUNE 19, 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

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**ATTENDANCE**

Members present: Miller and Champendal  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 1733 MISSION RIDGE**

**E-1 Zone**

Assessor's Parcel Number: 019-090-016  
Application Number: MST2016-00405  
Owner: George F. Wood  
Landscape Architect: Earthform Design

(Proposal to construct a new 16' x 24' pool with a spa in the rear yard of an existing single family residence. Also proposed is a permeable patio, approximately 358 linear feet of stucco faced concrete block terrace walls, 312 square feet of landscape tie steps, landscaping, sandstone firepit, 4' high fence and a 10' x 50' bocce court. Approximately 100 cubic yards of cut will be dispersed on site for the new pool.)

**(Review After Final is requested for a revised hardscape and landscape plan.)**

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

**REVIEW AFTER FINAL****B. 310 ARGONNE CIRCLE****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-273-001  
Application Number: MST2016-00308  
Owner: Geoff Richardson  
Architect: Tom Henson

(Proposal for a 13 square foot first-floor addition and a 55 square foot second-floor bathroom addition to an existing 2,080 square foot, two-story single family residence with an attached 425 square foot two-car garage. Also proposed is an interior remodel of 513 square feet, relocation of the front door, and three new windows. The proposed total of 2,573 square feet on a 7,059 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a minor second story addition.)**

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

**NEW ITEM****C. 1935 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-006  
Application Number: MST2017-00288  
Owner: Connie Wernet, Trustee for Wernet Trust  
Architect: Kevin Moore

(Proposal to permit an "as-built" 905 square foot trellis and 378 square foot arbor in the rear yard of an existing 3,174 square foot one-story single family residence. The proposed project includes minor exterior door and window alterations and the removal of sheds, which were approved separately under MST2017-00196. Staff Hearing Officer review is requested for a Zoning Modification to allow the "as-built" trellis and arbor to remain within the required interior setback. This project will address violations in Zoning Information Report ZIR2016-00517. The existing total of 3,174 square feet on a 36,590 square foot lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot-area ratio (FAR).)

**(Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests.)**

**Continued indefinitely to Staff Hearing Officer with the comment that the proposed request for an "as-built" trellis and arbor within the interior setback is aesthetically appropriate, and does not pose a nuisance to adjacent neighbors or pose consistency issues with SFDB Design Guidelines or City Ordinances.**

**NEW ITEM****D. 814 SOLEDAD AVE R-1 Zone**

Assessor's Parcel Number: 031-060-025  
Application Number: MST2017-00321  
Owner: Ignacia Gomez, Revocable Trust

(Proposal to re-roof the existing red clay tile roof on an existing one-story single family residence with new Landmark CertainTeed composition shingles in color Mojave Tan.)

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

**Project Design Approval and Final Approval with the comment that the Board made the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****E. 30 RUBIO RD E-1 Zone**

Assessor's Parcel Number: 029-342-020  
Application Number: MST2017-00326  
Owner: Wayne & Cynthia Wecksler Family Trust  
Architect: Bob Easton

(Proposal to construct a 120 square foot uncovered second story deck extension and remodel 280 square feet of floor area within a 2,330 square foot two-story single family residence. The proposed project also includes a new fireplace, and also door and window replacements. The existing total of 2,330 square feet on a 6,377 square foot lot located in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio (FAR).)

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

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

1. The Board made the finding 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. The deck has minimal visual impact and the extension is appropriate.
3. The tall hedge provides screening.

**NEW ITEM****F. 1428 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-222-012  
Application Number: MST2017-00329  
Owner: James Turner

(Proposal to construct a new 375 square foot deck extension to an existing wood deck in the rear yard of an existing 2,325 square foot one-story single family residence. The proposed project also includes adding a new 9'x12' wood pergola over a portion of the deck. No new square footage is proposed. The existing total of 2,325 square feet on a 10,941 square foot lot is 61% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**Project Design Approval and Final Approval with the comment that the Board made the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**