



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**AUGUST 21, 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*  
Lisa James  
Joseph Moticha  
Robert Richards

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

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

Members present: Sweeney and James  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 350 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-061-001  
Application Number: MST2012-00290  
Owner: Leslie Hlavicska  
Architect: Hochhauser Blatter Architects

(Proposal to construct a new 1,720 square foot, two-story single-family residence with an attached 447 square foot two-car carport located on a 9,392 square foot lot in the Hillside Design District. The previous residence was destroyed in the Tea Fire. The project received Staff Hearing Officer review and approval for requested zoning modifications. The proposed total of 2,167 square feet is 62% of the maximum floor-to-lot area ratio (FAR). This is a reduced proposal from the previous 3,000 square foot residence, and 84.6% FAR, with an approval that subsequently expired.)

**(Review After Final is requested for the conversion of a carport to a garage and interior alterations. Project must comply with Staff Hearing Officer Resolution No. 047-12. Project was last reviewed on December 10, 2012.)**

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

**REVIEW AFTER FINAL****B. 1530 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-023  
Application Number: MST2016-00356  
Owner: Jeffrey Swain  
Designer: Kate Svensson

(Proposal for an extension of the existing balcony from 8'-6" to 17'-0" and the replacement of existing double sliders on the second-floor balcony with five panel bi-fold doors. Also proposed are new entry porch posts, an extended entry porch slab, a new window, and French doors at the front façade. This project is located in the Non Appealable Jurisdiction of the Coastal Zone and received a no-paperwork exemption.)

**(Review After Final is requested for exterior changes to remove stone veneer and several interior reconfigurations. Project was last reviewed on September 19, 2016.)**

**Approval of Review After Final with the condition that the applicant resubmit the site plan to Design Review staff, showing that the A/C unit is out of the required setbacks and noting that one door has been eliminated.**

**FINAL REVIEW****C. 1860 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-161-052  
Application Number: MST2017-00445  
Owner: Frederick G. Graham  
Applicant: Jonathon Villegas

(Proposal to add a new 155 square foot deck addition to connect the existing single-family dwelling to an existing second-story accessory building. The proposed materials will match the existing decking. (Separate building permit for the conversion of the existing accessory building to an Accessory Dwelling Unit, not under Design Review.))

**(Final Approval is requested. Project was last reviewed on August 7, 2017.)**

**Continued one week.**

**CONTINUED ITEM****D. 1323 E DE LA GUERRA RD****E-1 Zone**

Assessor's Parcel Number: 031-141-006  
Application Number: MST2017-00442  
Owner: Jennifer Gibbons  
Applicant: Arturo Fernandez

(Proposal to replace the existing wood shake roof on an existing one-story single-family residence with a new S-Tile roof by Boral in color Merlot Blend. The proposed project is located in the Hillside Design District.)

**(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)**

**Project Design Approval and Final Approval with 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 applicant must submit the engineer's note and follow the s-tile installation requirements found in the Single Family Design Board Guidelines on page 34-C.

**CONTINUED ITEM**

**E. 511 BROSIAN WAY**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-011  
Application Number: MST2014-00149  
Owner: John Park  
Architect: The Cearnal Collective, LLP

(Proposal to construct a 4,656 square foot, one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, approximately 600 cubic yards of cut grading, and 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

**(Review After Final is requested for a revised landscape plan. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed on August 14, 2017.)**

Public Comment:

Correspondence from James Houck with concerns was acknowledged.

**Continued indefinitely with comments:**

1. The Board was amenable to the placement of the Olea "Little Ollie" on sheet L1.0.
2. The Board accepted the Lippia as a replacement planting.
3. The applicant is to show all irrigation and have Creeks staff review the proposed west drainage swale.
4. Provide clear identification of all planted Buckthorn along the west property line.
5. The current landscape proposal is not acceptable.
6. Provide, at a minimum, five 24" box trees along the west property line.

**NEW ITEM****F. 3360 BRAEMAR DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-020  
Application Number: MST2017-00479  
Owner: Alex and Kris Brodie

(Proposal to permit "as-built" fencing and construct a new 6'-0" tall wood fence and gate parallel to the street totaling approximately 180 linear feet. The proposed project also includes a request for a Zoning Administrative Exception to allow fencing to exceed 3.5' in height within 10' from a front lot line.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**

Public Comment:

Correspondence from Carl Kocher with concerns was acknowledged.

**Project Design Approval and Final Approval with comment that the proposal is consistent with the neighborhood.**

**NEW ITEM****G. 1404 W VALERIO ST R-1 Zone**

Assessor's Parcel Number: 041-040-020  
Application Number: MST2017-00495  
Owner: Cheryl A. Acres Trust  
Applicant: Antonio Angeles

(Proposal to remove the existing shingle roof on a single-family residence and replace it with a new Boral S-Tile clay roof material in color Red. The proposed project is located in the Hillside Design District.)

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

**Continued one week with comments:**

1. Provide the engineer's note stating that house cannot support a traditional two-piece clay tile and that s-tile is an appropriate alternative.
2. The Board supported the color in "El Camino" blend.

**NEW ITEM****H. 710 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-034  
Application Number: MST2017-00491  
Owner: Jeff Bourne  
Designer: Erick Rojas

(Proposal to permit and replace 4,486 square feet of an existing asphalt driveway with a new concrete driveway and a 2,446 square foot driveway extension with 1,077 square feet of flagstone. The proposed project also includes replacing existing wood steps with new concrete steps and constructing additional steps to connect the "as-built" driveway area. Other site improvements include a new trash enclosure and two new uncovered parking spaces. The proposed project will address violations in ENF2017-00819.)

**(Action may be taken if sufficient information is provided. Project requires an Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)**

**Continued indefinitely with comments:**

1. The applicant is to have Transportation staff review the proposal.
2. Provide alternative plant material for the proposed lawn.
3. The applicant is to note the color of the plaster on the plans.

**NEW ITEM****I. 521 CHIQUITA RD****R-2 Zone**

Assessor's Parcel Number: 031-263-003  
Application Number: MST2017-00509  
Owner: Gayle Elizabeth Gover Living Trust  
Contractor: Louis Duff

(Proposal to demolish unpermitted upper-level decks at the rear of an existing two-level single-family residence, and construct a new 14' x 11' upper-level deck and stairs in their place.)

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

**Project Design Approval and Final Approval with the condition that the applicant submit the paint color to Design Review staff.**