



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**OCTOBER 30, 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  
Krystal M. Vaughn, Commission Secretary

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**ATTENDANCE**

Members present: Moticha and Richards  
Staff present: Mamulski

**FINAL REVIEW**

**A. 206 NORTHRIDGE RD** **RS-1A Zone**  
Assessor's Parcel Number: 055-120-014  
Application Number: MST2017-00519  
Owner: 206 Northridge Rd, LLC  
Designer: Kate Svensson

(Proposal for additions and alterations to an existing 2,994 square foot, two-story single-family residence. The proposed project involves demolishing the existing 289 square foot attached two-car carport and constructing a new 470 square foot attached two-car garage. Other site improvements include demolishing 42 square feet on the first floor and 64 square feet on the second floor, an interior remodel of 2,400 square feet, reconfiguration of the main entry, new patios, new windows, doors, and exterior finishes, as well as a new roof and the addition of a fireplace. The proposed project will address violations in ZIR2017-00219. The proposed total of 3,358 square feet of development on a 29,282 square foot lot located in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program and was last reviewed October 16, 2017.)**

**Final Approval as submitted.**

**CONTINUED ITEM****B. 271 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-001  
Application Number: MST2017-00605  
Owner: Gregory St. Clair  
Agent: Ellen Bildsten

(Proposal for alterations to an existing two-story single residential unit. Alterations include extending the front door landing and handrails, adding an eyebrow roof above the garage door, new garage door, new windows and doors, three new skylights, new siding, and re-roofing. The existing total of 1,616 square feet of development on a 6,534 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)**

**Project Design Approval and Final Approval with 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.**

**CONTINUED ITEM****C. 1459 CRESTLINE DR****RS-15 Zone**

Assessor's Parcel Number: 049-241-008  
Application Number: MST2017-00671  
Owner: Carroll H. & Joanne Alpers, Trustees  
Applicant: Bart Millar

(Proposal to remove an existing 60" tall chain link fence and construct a new retaining wall at the rear property line, and a new 60" tall chain link fence to be constructed in front of the wall. No additional changes are proposed to the existing single-unit residence located in the Hillside Design District.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 23, 2017.)**

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

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Study incorporating erosion control planting.

**NEW ITEM****D. 812 ALSTON LN****RS-25 Zone**

Assessor's Parcel Number: 015-120-023  
Application Number: MST2017-00655  
Owner: Walter K. Moore Revocable Trust

(Proposal to remodel the existing 14 x 28 foot pool and 6 x 8 foot spa of a single residential unit located in the Hillside Design District. The proposed project also includes a new pool equipment enclosure of approximately 22 linear feet, new automatic pool cover, pool equipment, and 1,815 square feet of concrete paving.)

**(Action may be taken if sufficient information is provided. Project must comply with Tier 3 Storm Water Management Program.)**

**Project Design Approval and Final Approval with 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. 11 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-120-001  
Application Number: MST2017-00653  
Owner: Leanne Baker Separate Property Trust

(Proposal to enclose the existing breezeway in an existing 1,780 square foot residence with an attached 438 square foot two-car garage and 313 square foot guest room. The project includes new and replaced doors and windows, a new roll-up garage door, replacement of the stucco on the front elevation with board and batten siding, exterior paint alterations, and a new LED light fixture above the garage. The project also includes a reconfiguration of interior spaces. The proposed total of 2,912 square feet of development on a 33,930 square foot lot located in the Hillside Design District is 60% 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 Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The windows are to match what is existing, which was previously approved under a separate permit.

**NEW ITEM****F. 1556 LA CRESTA CIR****RS-15 Zone**

Assessor's Parcel Number: 035-033-024  
Application Number: MST2017-00700  
Owner: Mark Rudolph  
Applicant: Don Swann

(Proposal for additions and alterations to an existing 2,171 square foot, two-story single residential unit with an attached 422 square foot two-car garage. The proposed project consists of a 15 square foot addition, the replacement of 16 windows and four doors, and a new 405 square foot upper-story deck. The proposed total of 2,602 square feet of development on an 11,470 square foot lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)**

**Item postponed at the applicant's request.**

**NEW ITEM****G. 960 ROBLE LN****RS-15 Zone**

Assessor's Parcel Number: 019-251-015  
Application Number: MST2017-00675  
Owner: Pamela Ann Regan  
Designer: Amy Von Protz

(Proposal for exterior alterations and an interior remodel to the existing 1,829 square foot, one-story single residential unit and 400 square foot detached two-car garage located in the Hillside Design District. The proposed project includes an interior remodel of 198 square feet, new doors and windows, and replacing the existing wood railing with metal cable railing. Other site improvements include replacing the wood panel and louvers on the garage door with a stucco finish, and the addition of a new window on the side of the garage. No new square footage will be added as a part of this remodel.)

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

**Project Design Approval and continued one week with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Provide paint color samples.
3. Restudy the proposed paint color.
4. Provide examples of how the proposed paint color relates to the existing rock.
5. Recess windows into the stucco to match the existing windows.
6. Indicate the color of the cable rail on the plans.
7. Provide the garage door details.