



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**NOVEMBER 6, 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. 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.)

**(Final Approval is requested. Project was last reviewed October 30, 2017.)**

**Final Approval as submitted.**

**NEW ITEM****B. 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 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 post and pillars are not to exceed 42 inches in height.

**NEW ITEM****C. 221 SAN CLEMENTE ST****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-010  
Application Number: MST2017-00492  
Owner: Hans P. Miller  
Applicant: Dylan Henderson

(Proposal for additions and alterations to an existing 2,116 square foot, two-story single residential unit with an attached 421 square foot two-car garage. The proposed project includes a 73 square foot first-floor addition and a 332 square foot second-story addition. Other site improvements include a new pool equipment enclosure, a new 6' tall wood gate, a new 2' tall retaining wall, and the replacement of a 3' tall retaining wall along the interior property line. An administrative exception to exceed the fence and hedge height limitations is requested. A 332 square foot attached Accessory Dwelling Unit (ADU) is also proposed with 1 uncovered parking space; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires a Coastal Development Permit for the ADU. The proposed total of 2,610 square feet of development on a 6,025 square foot lot is 97% of the maximum allowable floor-to-lot area ratio (FAR).)

**(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.)**

**Project Design Approval and Final Approval with comment 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****D. 1576 LA VISTA DEL OCEANO DR****RS-15 Zone**

Assessor's Parcel Number: 035-180-058  
Application Number: MST2017-00716  
Owner: Janet Healy  
Architect: Erin Carroll

(Proposal to construct a new 293 square foot wood shade trellis at the existing rear yard patio of a single residential unit. The proposed wood trellis will be attached to the existing single residential unit and retaining wall, with new down lights and materials to match. There are no proposed alterations to the existing landscape, hardscape, or single residential unit.)

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

**Project Design Approval and Final Approval with comment 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. 80 CHASE DR****RS-1A/RS-15 Zone**

Assessor's Parcel Number: 015-020-015  
Application Number: MST2017-00718  
Owner: Hari Mahadevan  
Applicant: Ken Dickson

(Proposal to construct a new 4' tall retaining wall 12' back from the front property line to stabilize the existing single residential unit above. There are no proposed alterations to the existing single-residential unit.)

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

**Continue one week with comments:**

1. Provide a landscape and planting plan.
2. Provide section with heights.
3. Show elevations of what the proposed wall will look like.
4. Study adding an additional wall for stability.
5. Add the location of the pad and handrail to the plans.