



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**NOVEMBER 13, 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

**REVIEW AFTER FINAL**

**A. 3416 MARINA DR**

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

Assessor's Parcel Number: 047-081-001  
Application Number: MST2015-00572  
Owner: Kechejian-Schoolfield Revocable Trust  
Architect: Tom Henson

(Proposal for additions and alterations to an existing 2,787 square foot, two-story single-family residence with an attached 478 square foot, two-car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations, and a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal Zone is 108% of the guideline maximum floor-to-lot area ratio (FAR). The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

**(Review After Final is requested for revisions to the driveway configuration, landscape alterations, and window changes.)**

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

**CONTINUED ITEM****B. 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 foot tall retaining wall 12 feet 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.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed November 6, 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. The design is aesthetically supportable; however, the structural design should be carefully reviewed by Building and Safety Division staff.
3. Include erosion control such as jute netting.

**NEW ITEM****C. 817 ARGUELLO RD****RS-15 Zone**

Assessor's Parcel Number: 027-151-017  
Application Number: MST2017-00739  
Owner: Erwin A. Nobbe Hermine, Trustees  
Designer: Victor Padilla

(Proposal to permit the unpermitted conversion of a 440 square foot carport to a garage that faces the street. The proposal also includes a new 30" door added to the west elevation. There are no proposed alterations to the existing 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**

**D. 1551 SYCAMORE CANYON RD**

**RS-1A Zone**

Assessor's Parcel Number: 019-320-034  
Application Number: MST2017-00742  
Owner: Gregory/Brenda Nielsen

(Proposal to re-roof an existing one-story single residential unit. The proposal includes removing the existing "Resawn Shake" color composition shingle roof and replacing with a new "Weathered Wood" color CertainTeed shingle roof.)

**(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.**