



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**NOVEMBER 20, 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

**PROJECT DESIGN AND FINAL REVIEW**

**A. 2146 RIDGE LN RS-25 Zone**  
Assessor's Parcel Number: 019-161-001  
Application Number: MST2017-00375  
Owner: Cheryl Ann Ii, LLC  
Architect: Tai Yeh

(Proposal to construct a new 318 square foot garage addition to an existing 1,430 square foot, one-story single-family dwelling with an attached 285 square foot one-car garage. The proposed total of 2,033 square feet of development on a 13,649 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot-area ratio (FAR). The proposed project requires Staff Hearing Officer review for a Zoning Modification request for the proposed garage to encroach within the required 30-foot front setback.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 067-17 and was last reviewed August 7, 2017.)**

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

1. 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****B. 811 MIRAMONTE DR****RS-15 Zone**

Assessor's Parcel Number: 035-050-033  
Application Number: MST2017-00762  
Owner: Amy Lynn Meyer

(Proposal for vegetation removal and replacement for fire prevention. No alterations are proposed to the existing single residential unit. The proposed project will address violations in ENF2017-01227.)

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

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

1. 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****C. 100 E CONSTANCE AVE****RS-15 Zone**

Assessor's Parcel Number: 025-041-001  
Application Number: MST2017-00763  
Owner: Kenny Van Zant  
Designer: Diana Kelly

(Proposal to remodel and replace the existing in-ground pool with a new 18' x 41' pool and spa. The proposal includes reshaping the pool from oval to rectangular, and adding a spa, a new pool cover, and new concrete decking around the pool area. New high-efficiency pool equipment is also proposed to replace the existing pool equipment.)

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

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

1. 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. 1112 MANITOU RD****RS-6 Zone**

Assessor's Parcel Number: 043-270-001  
Application Number: MST2017-00760  
Owner: Buford Family Revocable Trust  
Contractor: Eric Knight

(Proposal to remove an existing trellis and hot tub at the rear of an existing single residential unit and construct a new 440 square foot trellis over the existing patio area. 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:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.