



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JANUARY 22, 2018**

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*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**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: Sweeney and James  
Staff present: Mamulski

**FINAL REVIEW**

**A. 1616 LA CORONILLA DR** **RS-15 Zone**  
Assessor's Parcel Number: 035-033-004  
Application Number: MST2017-00712  
Owner: Edward G. & Kat McConnell  
Architect: Jeffrey Stoutenborough

(Proposal to construct a 270 square foot, one-story addition and alterations to an existing 2,190 square foot single residential unit. The proposed project includes the demolition of an existing bedroom, addition of a new master suite, and a remodel of the kitchen and laundry room. Other site improvements include new patio areas, new guardrails, and an exterior spiral stair case to the existing roof deck, and removal of a 16" magnolia tree in the rear yard. The proposed project also includes replacing the entire roof with Class A metal roofing and adding a roof trellis element at the front entry. The proposed total of 2,460 square feet of development on a 10,000 square foot lot located in the Hillside Design District is 66% of the maximum allowable floor-to-lot area ratio (FAR). Project will address violations in Zoning Information Report ZIR2014-00352.)

**(Final Approval is requested. Project was last reviewed January 8, 2018.)**

**Final Approval as submitted.**

**CONTINUED ITEM****B. 929 CIMA LINDA LN****RS-25 Zone**

Assessor's Parcel Number: 015-202-010  
Application Number: MST2018-00007  
Owner: Maxfield Family Trust  
Applicant: Marc Hesthal

(Proposal to resurface an existing pool and spa and permit a new pool equipment enclosure at the rear yard of an existing single residential unit located in the Hillside Design District. No new square footage is proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed January 16, 2018.)**

**Project Design Approval and continued one week 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.**

**CONTINUED ITEM****C. 1751 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-009  
Application Number: MST2017-00854  
Owner: Jax J. Carroll II  
Architect: Tom Meaney

(Proposal for a partial demolition and alterations to an existing 1,454 square foot, two-level, single residential unit that will result in a 22 square foot addition on the main level and a 397 square foot addition on the lower level. Other site improvements include a new roof deck. The proposed total of 1,873 square feet of development on a 5,148 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address a violations in Zoning Information Report ZIR2016-00088.)

**(Action may be taken if sufficient information is provided. Project was last reviewed January 16, 2018.)**

**Continue to the February 20, 2018 Full Board meeting with the comment to provide additional photos.**