



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JANUARY 29, 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: Miller and James  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 81 CHASE DR** **RS-15 Zone**  
Assessor's Parcel Number: 015-020-014  
Application Number: MST2017-00301  
Owner: West Bluff Capital, Inc.  
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot, one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, and a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

**(Review After Final is requested for alterations to landscape, a new spa, new decks, and other site improvements. Project was last reviewed June 12, 2017.)**

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

**FINAL REVIEW****B. 1382 SANTA RITA CIR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-192-011  
Application Number: MST2017-00788  
Owner: Marc Mendoza  
Applicant: Mark Morando

(Proposal for window replacements and new skylights on an existing single residential unit. The proposed project includes replacing the existing kitchen bay window with a larger custom window, replacing the second-floor stairwell window with a new fixed window, and adding three new skylights with a parapet wall on the front elevation. There is no new square footage proposed to the existing single residential unit.)

**(Final Approval is requested. Project was last reviewed December 4, 2017.)**

**Final Approval as submitted.**

**NEW ITEM****C. 1630 MIRA VISTA AVE****RS-15 Zone**

Assessor's Parcel Number: 019-090-013  
Application Number: MST2018-00024  
Owner: Barbara Jo Thurman Revocable Trust  
Applicant: Trish Allen  
Architect: Tom Smith

(Proposal to construct a 225 square foot garage addition to the existing 569 square foot, attached two-car garage. There are no proposed alterations to the existing single residential unit. The proposed total of 3,598 square feet of development on a 13,924 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 045-16.)**

**Project Design Approval and continue one week with the 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.**