



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**FEBRUARY 5, 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

**CONTINUED ITEM**

**A. 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 and was last reviewed January 29, 2018.)**

**Final Approval as submitted.**

**PROJECT DESIGN REVIEW****B. 928 EL RANCHO RD****RS-25 Zone**

Assessor's Parcel Number: 015-060-041  
Application Number: MST2015-00482  
Owner: McDermut Family  
Designer: Sophie Calvin

(Proposal for 222 square feet of first-floor additions to an existing one-story, 1,887 square foot single-family residence with a 455 square foot, attached two-car garage and an attached 283 square foot one-car carport. The proposed project includes 753 square feet of decking, exterior stairs, 145 linear feet of guardrails, 149 square foot garage addition, a new spa, and other site improvements. The project will address violations identified in Zoning Information Report ZIR2000-00559 and received Staff Hearing Officer approval for a Zoning Modification request for a front setback encroachment. The proposed total of 3,325 square feet on a 32,386 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 032-17 and was last reviewed January 17, 2017.)**

**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.**