



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**FEBRUARY 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*  
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: Richards and Sweeney  
Staff present: Mamulski

**FINAL REVIEW**

**A. 216 VISTA DEL MAR DR** **E-3/SD-3 Zone**  
Assessor's Parcel Number: 047-052-009  
Application Number: MST2015-00545  
Owner: Cameron & Jessica Porter  
Architect: Tom Moore

(Proposal to construct a 634 square foot first-floor addition and an 835 square foot second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

**(Final Approval is requested. Project was last reviewed January 23, 2017.)**

**Continue one week at the applicant's request.**

**REVIEW AFTER FINAL****B. 1347 SANTA TERESITA DR****RS-1A Zone**

Assessor's Parcel Number: 055-141-050  
Application Number: MST2017-00810  
Owner: Jackson Engberg Family Trust  
Landscape Architect: Stacey Isaac

(Proposal to add a new spa and gas fire pit to an existing single residential unit. Other site improvements include the replacement of an existing 2' tall retaining wall, removal of a water feature, and new landscape and irrigation. There is no new square footage proposed to the existing residence located in the Hillside Design District. The proposed project will abate violations in ZIR2016-00403.)

**(Review After Final is requested for a revised landscape plan and minor site alterations. Project was last reviewed December 18, 2017.)**

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

**NEW ITEM****C. 2316 WELLINGTON AVE****RS-7.5 Zone**

Assessor's Parcel Number: 025-122-014  
Application Number: MST2018-00049  
Owner: Gregory Rios Curry  
Architect: Jacob Niksto

(Proposal to convert an existing 356 square foot, attached, two-car garage to habitable space, and request an exception to provide two new uncovered parking spaces on the existing driveway pavement at the rear of the existing single residential unit. Other site improvements include an interior remodel of 21 square feet, removal of an existing spa, and relocating an exterior storage shed outside of the required open yard area. The proposed total of 1,388 square feet of development on a 5,805 square foot lot is 53% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception for two uncovered parking spaces per SBMC 30.175.030.N.7.a.ii.)**

**Project Design Approval and Final Approval as submitted.**

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