



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**FEBRUARY 26, 2018**

**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

11:00 A.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**  
 Irma Unzueta, Design Review Supervisor  
 Katie Mamulski, Planning Technician  
 Krystal M. Vaughn, Commission Secretary

**ATTENDANCE**

Members present: Sweeney (all items), Richards (Item G), and James (Items A-F)  
 Staff present: Mamulski

**FINAL REVIEW**

**A. 1910 COYOTE CIR RS-1A Zone**  
 Assessor's Parcel Number: 021-170-006  
 Application Number: MST2017-00222  
 Owner: Bissell Living Trust  
 Architect: Sophie Calvin

(Proposal for additions and alterations to an existing 2,272 square foot, one-story single residential unit with an attached 433 square foot, two-car garage. The proposed project includes a 789 square foot ground-floor master suite addition and a 317 square foot, one-car garage addition. Other site improvements include an interior remodel of 184 square feet, 424 square feet of new covered porches, a new Jacuzzi, and two new fire pits. No new landscaping or grading is proposed. The proposed total of 3,811 square feet of development on a 26,458 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed January 22, 2018.)**

**Continue one week to Consent with the comment to return with a color board.**

**FINAL REVIEW****B. 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 to Consent.**

**FINAL REVIEW****C. 1585 OVERLOOK LN****RS-15 Zone**

Assessor's Parcel Number: 015-151-012  
Application Number: MST2017-00395  
Owner: Ferrell 2013 Family Revocable Trust  
Designer: Brian Miller

(Proposal for 330 square feet of first and second floor additions on an existing 2,490 square foot, two-story single-family dwelling. The proposal includes a 68 square foot upper level deck and remodel of interior space. The proposed total of 2,820 square feet of development on a 13,047 square foot lot in the Hillside Design District is 69% of the maximum allowed floor-to-lot area ratio (FAR). The project will address violations in the Zoning Information Report ZIR2013-00314. Staff Hearing officer approval was granted for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 058-17 and was last reviewed on September 18, 2017.)**

**Final Approval as submitted.**

**PROJECT DESIGN REVIEW****D. 710 LAS CANOAS PL****RS-1A Zone**

Assessor's Parcel Number: 021-030-034  
Application Number: MST2017-00491  
Owner: Jeff Bourne  
Designer: Erick Rojas

(Proposal to permit and replace 4,486 square feet of an existing asphalt driveway with a new concrete driveway and a 2,446 square foot driveway extension with 1,077 square feet of flagstone. The proposed project also includes replacing existing wood steps with new concrete steps and constructing additional steps to connect the "as-built" driveway area. Other site improvements include a new trash enclosure and two new uncovered parking spaces. The proposed project will address violations in ENF2017-00819.)

**(Project Design Approval is requested. Project was last reviewed August 21, 2017.)**

Public Comment:

Correspondence in support from Wayne DuPont was acknowledged.

**Continue indefinitely to Consent with comments:**

1. Note the proposed color of the plaster on the plans.
2. Provide alternative plant material for the proposed lawn and note it on the plans.

**NEW ITEM****E. 1102 CRESTLINE DR****RS-15 Zone**

Assessor's Parcel Number: 049-201-006  
Application Number: MST2018-00073  
Owner: Hart Family Trust  
Applicant: Ken Delunas

(Proposal to demolish an existing pool and construct a new 17' x 38' infinity pool with a new 4' x 8' equipment pad. A new automatic pool cover is also proposed. There are no proposed alterations to the existing single residential unit located in the Hillside Design District.)

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

**Continue one week to Consent with comments:**

1. Indicate on the plans how high the walls are, call out the material and color, and show a site section if necessary.
2. Indicate the height, material, and color of the pool equipment enclosure.

**NEW ITEM****F. 737 LITCHFIELD LN****RS-15 Zone**

Assessor's Parcel Number: 041-181-011  
Application Number: MST2018-00076  
Owner: Eleanor H. Glazer  
Applicant: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single residential unit. The proposed project includes adding a rear deck, new permeable paving, site fencing in the front yard, rear yard a new shade awning, site retaining walls, irrigation system, landscaping, gravel walkway, landscape lighting, fire pit and built-in barbeque in the rear yard. There are no proposed alterations to the existing single residential unit.

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

**Continue indefinitely to Consent with comments:**

1. Return with the site sections.
2. The deck proposal is supportable in the current location even though it is less than the 15 foot guideline from a property line.

**NEW ITEM****G. 231 LOYOLA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-125-003  
Application Number: MST2018-00054  
Owner: Kato Family Trust  
Applicant: Wade Davis Design

(Proposal to demolish an existing retaining wall and construct a new 4' tall retaining wall along the west property line. The new retaining wall would be located approximately 3' from the property line. An Administrative Exception for an over height fence is requested to relocate a 6' tall wood fence on top of the new retaining wall located at the west property line. The fence and wall will result in a combined total height of 10'. Other site improvements include a new 210 square foot, detached accessory structure. There are no proposed alterations to the existing, single residential unit. The proposed total of 2,401 square feet of development on an 8,546 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**

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

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The proposal is consistent with the neighborhood character.