



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**MARCH 5, 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: Miller and James  
 Staff present: Mamulski

**FINAL REVIEW**

**A. 1531 W VALERIO ST RS-25 Zone**  
 Assessor's Parcel Number: 041-071-041  
 Application Number: MST2016-00450  
 Owner: Jeffrey Alan Sears Living Trust  
 Architect: David W. Winitzky

(Proposal to construct a new three-story, 2,590 square foot single-family residence with an attached 474 square foot two-car garage and a detached 244 square foot one-car garage on a previously vacant lot. The proposal includes a total of 250 cubic yards of grading, 162 cubic yards cut, and 27.8 cubic yards fill under the building, and 167 cubic yards of cut and 52.8 cubic yards of fill on site. Also proposed is 1,148 square feet of roof decks, 619 square feet of decks at grade, site walls, new driveway, and two uncovered parking spaces. The proposed total of 3,310 square feet located on a 74,790 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-07. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed November 28, 2016.)**

**Continue one week with comment that the color board, materials board, and lighting are approved.**

**FINAL REVIEW****B. 626 ALSTON RD****RS-25 Zone**

Assessor's Parcel Number: 015-171-020  
Application Number: MST2017-00584  
Owner: Wilson Family Trust  
Architect: Dylan Henderson

(Proposal to construct a 3,974 square foot, two-story single-family residence with a 689 square foot detached two-car garage on a 48,143 square foot lot. The project also includes a new 15' x 40' pool, a 7' x 7' spa, 1,204 square feet of patio and deck space, a trellis, outdoor grill, site work, and landscaping. Grading is estimated to be 303 cubic yards of cut and fill outside the building footprint with 70 yards of imported fill. The proposed total of 4,663 square feet on a 48,143 square foot lot located in the Hillside Design District is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 20, 2018.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 8 FELLOWSHIP CIR****RS-15 Zone**

Assessor's Parcel Number: 041-152-007  
Application Number: MST2017-00836  
Owner: Derrick & Lee  
Architect: Martha Degasis

(Proposal for site improvements to an existing single residential unit. The proposed project includes replacing the existing 525 square foot asphalt driveway with permeable pavers, a new 500 square foot permeable patio, a new 395 square foot wood deck, window and door replacements, a 42" high rolling gate, and low water use landscaping. A Minor Zoning Exception is requested for a new five foot tall hedge to be located atop the existing 3.5' tall brick wall along the front lot line, which will exceed the allowed eight foot height limit. There is no new square footage proposed to the existing single residential unit.)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 5, 2018.)**

**Final Approval as submitted.**

**FINAL REVIEW****D. 1910 COYOTE CIR****RS-1A Zone**

Assessor's Parcel Number: 021-170-006  
Application Number: MST2017-00222  
Architect: Sophie Calvin  
Owner: Bissell Living Trust

(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 requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 26, 2018.)**

Public Comment:

Correspondence with concerns from Ruston Slager was acknowledged.

**Final Approval as submitted.**

**FINAL REVIEW****E. 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 requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 26, 2017.)**

Public Comment:

Correspondence with concerns from Marjorie Young was acknowledged.

**Item postponed indefinitely at the applicant's request.**

**FINAL REVIEW****F. 1420 MANITOU RD****RS-15 Zone**

Assessor's Parcel Number: 049-222-004  
Application Number: MST2017-00602  
Owner: Smith Living Trust  
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The proposed project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 117 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2017-00088.)

**(Final Approval is requested. Project was last reviewed February 20, 2018.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****G. 1540 FRANCESCHI RD****RS-25 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00355  
Owner: Tucker Vincent And Kathy  
Architect: Wade Davis Design

(Proposal to extend the existing front deck by 4 feet, which will result in an addition of 146 square feet, as well as new exterior stairs extending from the lower deck to grade. Other site improvements including an interior remodel, new entry gates, driveway resurfacing, and various exterior alterations have been reviewed under a separate application (MST2017-00084). Planning Commission approval was granted for a Zoning Modification request to allow encroachments within the required front yard setback. The proposed total of 3,470 square feet of development on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot-area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 002-18. Project was last reviewed August 14, 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.**

**PROJECT DESIGN AND FINAL REVIEW**

**H. 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.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed February 26, 2018.)**

**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.**