



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**APRIL 16, 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  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

Members present: Sweeney and Richards  
Staff present: Mamulski

**FINAL REVIEW**

**A. 30 SKYLINE CIR**

**RS-15 Zone**

Assessor's Parcel Number: 041-175-024  
Application Number: MST2017-00704  
Owner: Kumar R. Atterbury  
Applicant: Brian Miller

(Proposal to construct a 194 square foot, one-story addition to an existing one-story, single residential unit. Other site improvements include an exterior shower and a new 270 square foot wood deck. The proposed total of 1,189 square feet of development on a 9,289 square foot lot located in the Hillside Design District is 34% of the maximum allowable floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested to allow a fence to exceed 3.5 feet in height within 10 feet of a front lot-line.)

**(Final Approval is requested. Project was last reviewed January 8, 2018.)**

**Final Approval with the comment that the trellis on plan Sheet A-3 is supportable.**

**CONTINUED ITEM****B. 1931 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-382-017  
Application Number: MST2018-00149  
Owner: Phillip and Barbara Pennington Living Trust

(Proposal to abate violations in ZIR2017-00465, which include removing a bathtub in the accessory room attached to garage and permitting two new windows. Other site improvements include new landscaping. A Minor Zoning Exception is requested to allow a new 7-foot high wall to exceed 3.5 feet in height within 10 feet from the front lot-lines along Garden and Mission Street. There is no new square footage proposed to the existing 2,372 square foot single residential unit with a 522 square foot attached two-car garage.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances. Project was last reviewed April 9, 2018.)**

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

1. The Board appreciates the revisions made to the Mission Street wall elevation and finds the revised location supportable.
2. The Board made the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Board made the following required findings as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

**NEW ITEM****C. 615 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-346-006  
Application Number: MST2018-00182  
Owner: John W. Mohr & Lael E. Foster Trust  
Designer: Anna Lehr Uden  
Contractor: Allen Construction

(Proposal for alterations to an existing 1,912 square foot single residential unit with an attached 154 square foot one-car garage, and a 228 square foot one-car carport. The proposed project includes a new exterior accessible lift and 48 square foot landing deck at the rear of the existing residence, and associated new site work including access site path and lighting. Other site improvements include structural repairs to the existing carport and deck above, door and window alterations, and partial interior remodel. No new square footage is proposed to the existing residence. The existing total of 2,294 square feet of development on a 4,227 square foot lot located in the Hillside Design District is 102% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**Project Design Approval and continue indefinitely to Consent with comments:**

1. The Board made the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. Provide additional photographs.
3. Add lighting location details to the elevations.
4. Provide color samples for the lift.
5. Provide a color and a materials board.

**NEW ITEM****D. 1620 EUCALYPTUS HILL RD****RS-15 Zone**

Assessor's Parcel Number: 015-232-010  
Application Number: MST2018-00156  
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**Continue indefinitely to Consent with comments:**

1. Verify the proposed deck can structurally support a deck.
2. Provide additional photographs of all elevations.
3. The Board does not support the laundry room as currently proposed/shown on the plans.
4. Provide details of the proposed lighting.

5. Restudy the deck size and style as it is not supportable as currently proposed/shown on the plans.
6. The proposed glass railing is not supportable.

**NEW ITEM****E. 365 EL CIELITO RD RS-1A Zone**

Assessor's Parcel Number:	021-082-005
Application Number:	MST2018-00160
Owner:	Wailea Inn, LLC
Applicant:	Xorin Balby
Architect:	PA-Architecture
Engineer:	Sigma Design

(Proposal to permit unpermitted in-progress alterations to an existing two-level, 6,761 square foot single residential unit with an attached, 939 square foot garage and storage area. The unpermitted alterations include window and door changes, an interior remodel, and an addition of 55 square feet. The proposed total of 7,755 square feet of development on a 2.21 acre lot located in the Hillside Design District is 137% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Enforcement Case ENF2018-00086.)

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

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**