



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**TUESDAY, MAY 29, 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

**REVIEW AFTER FINAL**

**A. 2111 EDGEWATER WAY E-3/SD-3 Zone**  
Assessor's Parcel Number: 041-350-017  
Application Number: MST2017-00079  
Owner: Holcombe Ada E Trust

(Proposal to remodel an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, repainting, and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Comments Only. Project requires Planning Commission review. Project was last reviewed on March 6, 2018.)**

Correspondence in support from Craig Hofman was acknowledged.

**Continue one week with comments:**

1. Provide an irrigation plan.
2. Include landscape compliance sheet on the plans.
3. The Board suggests using lemonade berry plants to blend into the native plantings.

**REVIEW AFTER FINAL****B. 49 CEDAR LN****RS-15 Zone**

Assessor's Parcel Number: 015-094-001  
Application Number: MST2018-00204  
Owner: Thomas Lee Harnetiaux  
Agent: Corine Del Campo

(Proposal for a re-roof on an existing single residential unit located in the Hillside Design District. The proposal includes the removal of an existing asphalt shingle roof and replacing it with a new flat pan standing seam metal roof in color "Black".)

**(Review After Final is requested for revisions to the approved roof details. Project was last reviewed on April 30, 2018.)**

**Continue indefinitely with comments:**

1. Provide eave and ridge detail.
2. The Board suggests that this project should be compatible and match the other standing seam metal roof in the neighborhood.

**CONTINUED ITEM****C. 803 LITCHFIELD LN****RS-15 Zone**

Assessor's Parcel Number: 041-181-005  
Application Number: MST2018-00148  
Owner: Mark and Sue Stagis  
Designer: Amy Von Protz

(Proposal for 288 square feet of ground floor additions to an existing 1,143 square foot, one-story, single-family dwelling with an attached 556 square foot two-car garage. The project includes the conversion of 176 square feet of the garage into habitable space, a new 308 square foot deck in the rear yard, and a remodel of interior spaces. The proposed total of 1,987 square feet of development on a 22,785 square foot parcel in the Hillside Design District is 43% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2012-00133.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)**

**Project Design 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, and continued indefinitely to Consent.**

**NEW ITEM****D. 620 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-006  
Application Number: MST2018-00238  
Owner: Clarence Banks  
Agent: Mark Morando

(Proposal to permit an unpermitted wall and guardrail built on the front property line. The project will abate the violation in enforcement case ENF2012-00261. A Minor Zoning Exception is requested to allow the 6'2" existing wall and guardrail to exceed 3.5' in height within ten feet from the front lot line. There are no proposed alterations to the existing single residential unit.)

**(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 wall height allowances.)**

**Final Approval of the Minor Zoning Exception criteria with comments:**

1. The following Minor Zoning Exception criteria have been met:
  - 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.
2. Applicant to repair the top railing and paint the unfinished lumber to match the vertical posts.

**NEW ITEM****E. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012  
Application Number: MST2017-00770  
Owner: Stephen Odell  
Agent: Trish Allen, SEPPS

(Proposal to permit the unpermitted demolition of a brick patch, steps, and a wood viewing deck which has already occurred on site. The project also includes permitting an unpermitted brick and concrete wall with wood fence, and unpermitted wood planter walls to remain in place. Other site improvements include new drought tolerant landscaping on the bluff face to screen the features to remain in place and provide additional stability. There are no alterations proposed to the existing single residential unit. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Planning Commission review for a Coastal Development Permit.)

**(Comments Only. Project requires Planning Commission review.)**

Correspondence in support from Fred Sanford was acknowledged.

**Continue indefinitely to Planning Commission for return to Consent with comments:**

1. The Board finds the proposed landscaping is aesthetically appropriate and camouflages the retaining walls which will fade into the proposed planting.

**NEW ITEM****F. 947 CARRILLO RD****RS-15 Zone**

Assessor's Parcel Number: 029-262-011  
Application Number: MST2018-00257  
Owner: Mary Ellen Broeffle  
Architect: Studio 1030 Architects

(Proposal to abate violations in Enforcement Case ENF2016-01798 which include permitting window alterations, restoring connection between the main level and basement level, and elimination of an additional dwelling unit from the basement level on an existing single residential unit. There is no new square footage proposed as part of this project. The existing total of 1,793 square feet of development on an 8,255 square foot lot located in the Hillside Design District is 55% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)****Continue indefinitely with comments:**

1. Provide elevations of all sides of the house.
2. Provide a color board.
3. All window colors should match.
4. Specify the type and material of windows on the plans.