



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JUNE 4, 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  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: Sweeney and Richards  
 Staff present: Pilar Plummer, Planning Technician

**REVIEW AFTER FINAL**

**A. 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).)

**(Review After Final is requested for revisions to the parking area. Project was last reviewed February 20, 2018.)**

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

**REVIEW AFTER FINAL****B. 2111 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-017  
Application Number: MST2017-00079  
Owner: Ada E. Holcombe 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.)

**(Review After Final is requested for landscape revisions. Comments Only. Project requires Planning Commission review. Project was last reviewed May 29, 2018.)**

**Continue indefinitely to Planning Commission with the comment that the proposed landscaping with lemonade berry plants is acceptable.**

**NEW ITEM****C. 1056 CLIFF DR****RS-7.5 Zone**

Assessor's Parcel Number: 035-212-016  
Application Number: MST2018-00269  
Owner: Edward St. George  
Applicant: Shelby Messner  
Architect: Keith Nolan

(Proposal for site work on a parcel with an existing single residential unit. The proposed project consists of a 4' high retaining wall and associated grading. Approximately 150 cubic yards of cut and 10 cubic yards of fill will occur on site. There is no work related to the existing single residential unit proposed as part of this application.)

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

**Continue one week with comments:**

1. Provide a landscape plan and indicate how the site will be irrigated.
2. Provide the material, color, and finish of the retaining wall.
3. Indicate if pavers will be introduced along the retaining wall path.
4. Show the termination of the retaining wall.