



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JULY 30, 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

---

**ATTENDANCE**

Members present: James and Moticha  
Staff present: Mamulski

**FINAL REVIEW**

**A. 640 AURORA AVE** **RS-15 Zone**  
Assessor's Parcel Number: 035-122-014  
Application Number: MST2015-00038  
Owner: Nicolas A. D`Incelli and Rosalyn Cole  
Designer: Jason Grant Design Studio  
Owner: Nicolas D`Incelli

(This is a revised project description. Proposal for 1,230 square foot, of one- and two-story additions to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage and a rear uncovered patio. The project includes a new covered front entry porch, upper level balcony, permitting "as-built" 36 inch high retaining walls, removal of an "as-built" outdoor shower and removal of screening for the shower. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested front and interior setback modifications.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 061-15, and was last reviewed September 19, 2016.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****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 (CDP).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed June 4, 2018.)**

**Continue two weeks with comments:**

1. Include gutters and downspouts on the plans.
2. Provide a complete irrigation plan.
3. Revise the landscape plan to replace high water use plants with low water use plants.

**CONTINUED ITEM****C. 1260 MOUNTAIN VIEW RD****RS-15 Zone**

Assessor's Parcel Number: 035-021-008  
Application Number: MST2018-00146  
Owner: Dmytro Tokariev  
Applicant: Sima Malka

(Proposal to replace five existing wood windows and five existing wood sliding glass doors with new vinyl windows and doors on an existing single residential unit located in the Hillside Design District.)

**(Third Concept Review. Project was last reviewed July 23, 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.**

**NEW ITEM****D. 1789 CALLE PONIENTE****RS-6 Zone**

Assessor's Parcel Number: 041-021-017  
Application Number: MST2018-00381  
Owner: Thomas and Joan Gilles  
Architect: Don Swann

(Proposal to revise the driveway configuration for an existing vacant parcel located within a single residential unit zone. The existing driveway is an easement that serves the parcel to the south. Approximately 58 cubic yards of cut and fill grading will occur on site. Other site improvements include new site retaining walls varying in height from 2'-6" to 4'-0".)

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

**Project Design 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, and continued one week to consent with the comment to verify the Storm Water Management Program (SWMP) determination with the Creeks Division.**

**NEW ITEM****E. 420 TERRACE RD****RS-7.5 Zone**

Assessor's Parcel Number: 035-191-034  
Application Number: MST2018-00387  
Owner: Eric Bush  
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 777 square foot single residential unit with an attached 303 square foot one-car garage. The proposed project includes an addition of 540 square feet, 376 square feet of covered patios, and a new roof deck. The proposed total of 1,628 square feet of development on a 5,983 square foot lot is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

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

**Continue indefinitely to the Full Board.**