



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**OCTOBER 8, 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: Miller and Richards  
 Staff present: Mamulski

**FINAL REVIEW**

**A. 1035 COYOTE RD RS-1A Zone**  
 Assessor's Parcel Number: 021-061-005  
 Application Number: MST2017-00529  
 Owner: Berrett 2009 Family Trust  
 Applicant: Rick Starnes

(Proposal for a change of use of the existing non-conforming, 428 square foot, single-story building from accessory to single-family use located within the required 35 foot front setback. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. The proposed project also includes 1,046 square feet of additions, 869 square feet of new development, and construction of a new 400 square foot two-car carport. Zoning Modifications were approved to allow the conversion of the workshop/storage to a single-story residential unit and for the construction of a new two-car garage located within the required front setback. Other site improvements include the demolition of existing structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 2,643 square feet of development on a 25,177 square foot lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 005-18, and was last reviewed September 4, 2018.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL****B. 315 LA MARINA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-004  
Application Number: MST2017-00412  
Owner: Heidi Switzer  
Architect: Wade Davis Design

(Proposal for additions and alterations to an existing 1,349 square foot, one-story, single-family dwelling with an attached 233 square foot one-car garage. The proposal includes demolishing 40 square feet and constructing 250 and 446 square feet of first- and second-story additions, respectively. Other site improvements include an interior remodel and 311 square feet of new covered and uncovered second-story decks. The proposed total of 2,238 square feet of development on a 5,790 square foot lot is 85% of the maximum allowable floor-to-lot-area ratio (FAR). Project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

**(Review After Final is requested for revisions to windows, roof material, siding and enclosing a portion of a porch to habitable area. Project was last reviewed November 27, 2017.)**

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

**REVIEW AFTER FINAL****C. 23 WADE CT E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-020  
Application Number: MST2017-00073  
Owners: Cameron and Carol Shaw  
Architect: Jeff Shelton

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

**(Review After Final is requested for revisions to the orientation of the house, changes to the stairs, loggia, landscaping and a new window. Project was last reviewed April 23, 2018.)**

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

**FINAL REVIEW****D. 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, AIA

(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 was last reviewed February 26, 2018.)**

**Final Approval as submitted.**

**FINAL REVIEW****E. 636 AURORA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-122-013  
Application Number: MST2017-00305  
Owner: David Saffan  
Applicant: Nicole Trautman

(Proposal to construct a 358 square foot first-floor addition and a new 804 square foot second-story addition to an existing 1,310 square foot, one-story, single residential unit with an attached 401 square foot two-car garage. The proposed total of 2,873 square feet on a 10,584 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2010-00555.)

**(Final Approval is requested. Project was last reviewed April 30, 2018.)**

**Final Approval as submitted.**

**CONTINUED ITEM****F. 1352 MANITOU RD RS-15 Zone**

Assessor's Parcel Number: 049-210-017  
Application Number: MST2018-00441  
Owner: Bryan Kelly Foy  
Architect: Antonio Xiques

(Proposal for site work at an existing single residential unit located in the Hillside Design District. The proposed project includes constructing a new concrete retaining wall ranging from 1' to 6' in height. Other site improvements include a new permeable paver patio area and landscaping improvements. There is no new square footage proposed to the existing residence.)

**(Action may be taken if sufficient information is provided. Project was last reviewed September 24, 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****G. 1521 DE LA VINA ST R-MH Zone**

Assessor's Parcel Number: 027-221-009  
Application Number: MST2018-00495  
Owner: Stephen Wheeler

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two uncovered parking spaces to replace the parking that was previously provided in the carport which was demolished. Other site improvements include the removal of a washer/dryer hookup and a loft. The project will abate violations listed in ENF2018-00257. There is no new square footage proposed to the residence.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the parking standards per SBMC 30.175.030.N.1.a.ii. for two uncovered spaces.)**

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

**NEW ITEM****H. 385 LOMA MEDIA RD****RS-15 Zone**

Assessor's Parcel Number: 019-261-024  
Application Number: MST2018-00510  
Owner: Evangeline S. Herrera  
Applicant: Brian Launder  
Architect: Dawn Sherry

(Proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project will address a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area (FAR).)

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

**Continue indefinitely with comments:**

1. The eyebrow trellises are aesthetically appropriate and will enhance the appearance of the home.
2. The water feature is aesthetically appropriate.
3. The pilasters and wrought iron gate are aesthetically appropriate.
4. Provide a color and materials board.