



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**APRIL 22, 2019**

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  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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**ATTENDANCE**

Members present: Sweeney and James  
Staff present: Monson

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 841 MIRAMONTE DR**  
Assessor's Parcel Number: 035-050-037  
Zone: RS-15  
Application Number: PLN2019-00174  
Owner: Virginia Robyn Basiago  
Applicant: Jeff Gorrell

(Proposal to replace four existing wood windows with new aluminum clad wood windows on an existing single-unit residence in the Hillside Design District.)

**Project Design and Final Approval is requested.**

**Item postponed indefinitely due to the applicant's absence.**

**REVIEW AFTER FINAL APPROVAL****B. 1420 MANITOU RD**

Assessor's Parcel Number: 049-222-004  
Zone: RS-15  
Application Number: PLN2017-00602  
Owner: Smith Living Trust  
Applicant: Amy Von Protz

(Approved project is a proposal for additions and alterations to an existing 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 57 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in Zoning Information Report ZIR2017-00088.)

**Approval of Review After Final is requested to remove trellis, revise flagstone pavers, and revise existing retaining wall. Project was last reviewed on March 5, 2018.**

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

**FINAL APPROVAL****C. 113 SANTA ROSA PL**

Assessor's Parcel Number: 045-202-006  
Zone: E-3/SD-3  
Application Number: PLN2018-00431  
Owner: Mark Miller  
Applicant: Thompson Naylor Architects

(Proposal to demolish an existing 806 square foot one-story single residential unit with an attached 266 square foot one-car garage, and 505 square feet of accessory structures. In their place will be a new 2,417 square foot two-story single residential dwelling with an attached 419 square foot two-car garage. Other site improvements include 901 square feet of impervious paving, a permeable driveway, front and rear patios, a new 240 square foot patio cover, a 356 square foot second story deck and new landscaping. Approximately 50 cubic yards of cut and 50 cubic yards of fill will occur on site. The proposed total of 2,836 square feet of development on a 7,405 square foot lot is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on October 29, 2018.**

**Final Approval as submitted.**