



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**SEPTEMBER 30, 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: Moticha and James  
Staff present: Monson

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 3091 CALLE ROSALES**  
Assessor's Parcel Number: 053-341-004  
Zone: RS-7.5/USS  
Application Number: PLN2019-00429  
Owner: Michael A. Giuffrida Trust  
Michael Giuffrida, Trustee  
Applicant: Michael Giuffrida

(Proposal to convert an existing 299 square foot garage to an Accessory Dwelling Unit (ADU). Project is located on a lot with an existing 1,090 square foot, single-unit residence and includes increasing the roof height from 10'-4" to 11'-1".)

**Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow an as-built nine inch increase in roof height within the interior setback. Project requires Neighborhood Preservation findings.**

Public comment:

Correspondence from Bonnie Harley and Robert Tadlock was acknowledged.

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 3310 LOS PINOS DR**

Assessor's Parcel Number: 053-243-008  
Zone: RS-10/SRP/USS  
Application Number: PLN2019-00438  
Owner: Christian Gilles  
Applicant: Tom Henson

(Proposal for an interior remodel to an existing 3,233 square foot, two-story, single-unit residence. Project includes replacing exterior doors and windows on the second floor, new landscape walls with wrought iron gates, and removal of the unpermitted laundry room. Project will address violations in Zoning Information Report ZIR2016-00237 by removing the driveway gate and reducing the height of the entry gates to 3'-6". The existing total of 3,233 square feet of development on a 14,029 square foot lot is 77% of the guideline maximum floor-to-lot area ratio (FAR). )

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings.**

**Project Design Approval with comments:**

1. The applicant is to provide details of the exterior lighting, gutters, downspouts, and proposed windows.
2. 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: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 11 VIA ALICIA**

Assessor's Parcel Number: 015-311-003  
Zone: RS-15  
Application Number: PLN2019-00464  
Owner: Peter M. Trent Living Trust  
Peter Trent, Trustee  
Applicant: Hyun Bae Cho

Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing, three-story, 4,220 square foot, single-family residence, including an attached two-car garage, storage area, and a wine cellar. Alterations include converting 257 square feet of existing storage area to habitable addition, removal of 14 square feet of storage, and the demolition and replacement of existing decks. Project also includes replacement and addition of doors and windows, revisions to partition walls, a new roof, and a new pool deck and pool equipment. Approximately 30 cubic yards of cut and 87 cubic yards of

fill are proposed. The proposal results in a development total of 4,206 square feet and is 96% of the guideline maximum floor-to-lot area ratio (FAR).

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, Sloped Lot, and Grading findings.**

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Grading criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**D. 1420 MANITOU RD**  
Assessor's Parcel Number: 049-222-004  
Zone: RS-15  
Application Number: PLN2019-00470  
Owner: Sarah Stretz  
Applicant: Greg Stretz

(Proposal to permit two new queen palm trees on a site with previously approved landscape plans. Project is located on a lot with an existing single-unit residence. Project will address violation in enforcement case ENF2019-00759.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**REVIEW AFTER FINAL APPROVAL**

**E. 817 MARILLA AVE**  
Assessor's Parcel Number: 035-060-005  
Zone: R-M  
Application Number: PLN2017-00033  
Owner: Ian C. Plant  
Applicant: Dylan Henderson

(Approved project is a proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site

improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

**Review After Final revision is requested to remove the previously approved trellis detail along the front of the existing structure. Project was last reviewed on November 27, 2017.**

**Continue one week with comments:**

1. Provide photographs of the existing conditions without the proposed trellis element.
2. A Consent Reviewer is to conduct a site visit to the property prior to the next meeting.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**F. 844 FERRELO PL**

Assessor's Parcel Number: 029-330-012  
Zone: RS-15  
Application Number: PLN2019-00439  
Owner: Kamal Khouri  
Applicant: Ken Dickson

(Proposal for an interior remodel to an existing single-unit residence in the Hillside Design District. Project includes exterior alterations including door and window changes, removal of an as-built patio cover, and permitting an as-built A/C unit. Project will address violations in Zoning Information Report ZIR2018-00126.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.**

**Project Design Approval and Final Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.