



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES NOVEMBER 2, 2020

11:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Brian Miller, *Chair*  
Lisa James, *Vice Chair*  
Jan Ferrell  
Joseph Moticha  
Robert Richards  
Fred Sweeney  
Jonathan H. Ziegler

### CITY COUNCIL LIAISON:

Meagan Harmon

### PLANNING COMMISSION LIAISON:

Gabriel Escobedo

### STAFF:

Irma Unzueta, Design Review Supervisor  
Ted Hamilton, Assistant Planner  
Mary Ternovskaya, Commission Secretary

---

## ATTENDANCE

Members present: Miller and Richards  
Staff present: Timmy Bolton, Associate Planner; Barbara Burkhart, Planning Technician; Hamilton; and Ternovskaya

## NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [1630 MIRA VISTA AVE](#)  
Assessor's Parcel Number: 019-090-013  
Zone: RS-15  
Application Number: PLN2020-00482  
Owner: Brady & Nathalie Thurman  
Applicant: Jim Davis

(Proposal for exterior alterations including demolition and reorientation of the entry stair, demolition of the bay window at the living room, and demolishing the flat roof above the garage and replacing with a new master bedroom patio. Project includes a new raised patio at the living room with a new metal arbor, a new awning at the dining room and guest bedroom, and an interior remodel. The proposed total of 2467 square feet of development is 73% of the maximum allowable floor to lot area ratio (FAR).)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Hillside Design & 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.

The ten day appeal period was announced.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 1808 MOUNTAIN AVE**

Assessor's Parcel Number: 043-142-014  
Zone: RS-6  
Application Number: PLN2019-00448  
Owner: Sam & Kelly Ferguson  
Applicant: Sam Ferguson

(Proposal for 302 square feet of additions to an existing, one-story, 1,081 square foot single-unit residence with a 385 square foot two-car garage. Project includes a new front porch area, which will encroach in to the required 15'-0" front setback, and new windows and doors. The proposed total of 1,778 square feet of development on a 5,206 square foot lot is 71% of the guideline maximum floor-to-lot area ratio.)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings. Project was last reviewed October 14, 2019.**

**Project Design Approval and Final Approval with the 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.**

**CONTINUED ITEM: FINAL APPROVAL****C. 1789 CALLE PONIENTE**

Assessor's Parcel Number: 041-021-017  
Zone: RS-6  
Application Number: PLN2019-00200  
Owner: Thomas A. & Joan N. Gilles  
Applicant: Don Swann

(Proposal to construct a new 1,847 square foot two-story single-unit residence with an attached 426 square foot garage and 143 square foot basement. Project includes removal of several trees and new landscaping. A new wood deck, flagstone patio, and covered porch are also proposed. The proposed total of 2,416 square feet of development on a 9,534 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on August 31, 2020. Project was last reviewed August 31, 2020.**

**Final Approval as submitted.**

The ten day appeal period was announced.

### **REVIEW AFTER FINAL APPROVAL**

**D.**        **[407 LA MARINA DR](#)**  
Assessor's Parcel Number: 035-211-023  
Zone: RS-7.5  
Application Number: PLN2019-00287  
Owner: Gareth and Carin Richard  
Applicant: Dennis Thompson

(Proposal for 768 square feet of additions at the first floor and a new 782 square foot second floor to an existing 1,180 square foot one-story single-unit residence with an attached, 405 square foot, two-car garage. Project includes an interior remodel, landscape improvements, a new driveway, and exterior alterations. The proposed total of 3,135 square feet of development on a 10,019 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio.)

**Review After Final Approval is requested for alterations to the windows, expansion of the 2nd story deck, and omission of the fireplace. Project requires substantial conformance to the plans that received Final Approval on May 18, 2020. Project was last reviewed May 18, 2020.**

**Final Approval as submitted.**

The ten day appeal period was announced.