



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JUNE 12, 2017

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*  
Berni Bernstein  
Denise Champendal  
Lisa James  
Joseph Moticha

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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### ATTENDANCE

Members present: Miller and Champendal  
Staff present: Mamulski

### FINAL REVIEW

**A. 2517 SELROSE LN** **E-3/SD-3 Zone**  
Assessor's Parcel Number: 041-361-035  
Application Number: MST2016-00337  
Owner: Abigail Ziv  
Architect: Thomas Oschner, AIA  
Landscape Architect: Brian Brodersen

(Proposal to reconfigure the existing garage and to convert 32 square feet from garage to hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, an interior remodel to an existing 1,921 square foot single-family dwelling with an attached 480 square foot garage, and demolish an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer review is requested for front and interior setback modifications to allow the conforming additions and a new overhang in the front setback to an existing nonconforming building.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 034-17 and was last reviewed May 30, 2017.)**

Public Comment:

Correspondence was acknowledged from Stephanie Sneddon expressing concern regarding the proposed pool and equipment shed noise being too close to the shared property line and her bedroom window.

**Final Approval as submitted.****FINAL REVIEW****B. 1135 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-314-005  
Application Number: MST2016-00484  
Owner: John Mithun  
Architect: Thomas Oschner, AIA  
Landscape Architect: Brian Brodersen

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 015-17 and was last reviewed May 30, 2017.)**

**Final Approval as submitted.****FINAL REVIEW****C. 1257 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-009  
Application Number: MST2016-00357  
Owner: Doug and Joy Maskart 2013 Family Trust  
Architect: Fred Sweeney  
Engineer: Tom Pillin Van Sande

(Request to legalize existing as-built development including first and second story decks, solarium, handrails, front fence addition, staircase and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer review is requested to allow the "as-built" 80 square foot solarium, deck and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 010-17 and was last reviewed April 3, 2017.)**

Public Comment:

1. Stephanie Moret spoke in support of the proposed balcony.
2. Emma Brinkman spoke with concerns, but accepted the compromise and the Board's efforts.

**Final Approval as submitted.**

**FINAL REVIEW****D. 288 CANON DR****E-2/SD-2 Zone**

Assessor's Parcel Number: 053-142-010  
Application Number: MST2015-00549  
Owner: Wayne and Elizabeth Labrie  
Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet (of which 1,594 square feet is in a new basement and will receive a 50% FAR credit) on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within one interior setback, and for a solar access modification.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 054-16 and was last reviewed December 12, 2016.)**

**Final Approval as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****E. 453 VISTA DE LA PLAYA****E-1/PUD Zone**

Assessor's Parcel Number: 035-200-033  
Application Number: MST2017-00077  
Owner: Sean Ezell  
Agent: Mark Morando

(Proposal to permit the "as-built" changes to the existing one-story single-family residence including window replacements in the kitchen and two windows at rear of house, on-demand water heater, exterior stucco, new front door and new copper gutters and downspouts. The proposed total of 1,654 square feet on a 2,214 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2015-0414 and ENF2015-00745.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed March 6, 2017.)**

**Project Design Approval and Final 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.**

**CONTINUED ITEM****F. 515 FELLOWSHIP RD E-1 Zone**

Assessor's Parcel Number: 041-220-013  
Application Number: MST2017-00273  
Owner: Michael Ludkovski  
Landscape Architect: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single-family residence including new irrigation, paving and lighting. Other site improvements include a new trellis, front gate, fire pit, and retaining walls. This project will address violations in ZIR2015-00304.)

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

**Project Design Approval and Final 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.**

**NEW ITEM****G. 81 CHASE DR E-1 Zone**

Assessor's Parcel Number: 015-020-014  
Application Number: MST2017-00301  
Owner: West Bluff Capital Inc.  
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

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

**Project Design Approval and Final 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.**

**NEW ITEM****H. 464 YANKEE FARM RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017  
Application Number: MST2017-00307  
Owner: Margaret and Robert Niehaus Revocable Trust  
Contractor: Ryan Hession

(Proposal for a re-roof to replace the existing simulated shake roof material with a new standing metal seam roof in a similar weathered copper color.)

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

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

1. The Board made 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
2. The standing metal seam roof shall be 14 inches on center.

**NEW ITEM****I. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006  
Application Number: MST2017-00313  
Owner: Gott Family Trust  
Architect: Don Swann

(Proposal to permit an "as-built" 23 square foot addition and new window replacements to an existing 1,513 square foot, one-story single family residence with a 1,089 square foot basement and a 440 square foot detached two-car garage. Other site improvements include an interior remodel of 1,068 square feet. The proposed total of 3,065 square feet on a 10,589 square foot lot is 81% 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 Coastal Review. The project will address violations identified in ENF2017-00133.)

**(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution No. 018-16.)**

**Project Design Approval and Final 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.**