



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JULY 3, 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*  
Lisa James  
Joseph Moticha  
Robert Richards

**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: Sweeney and James  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 2126 RIDGE LN** **A-2 Zone**  
Assessor's Parcel Number: 019-161-006  
Application Number: MST2017-00096  
Owner: William R. Rich Revocable Trust  
Architect: Harrison Design Associates

(Proposal to construct 65 square feet of additions to an existing 2,146 square foot two-story single-family residence with an attached 320 square foot two-car garage. The proposed project also includes the addition of 323 square feet of understory area to create a 643 square foot two-car tandem garage, a 72 square foot patio extension, exterior alterations to doors and windows, landscape and hardscape improvements, and a remodel of interior spaces. The proposed total of 2,854 square feet on a 15,046 square foot lot is 66% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2016-01442 and Zoning Information Report ZIR2016-00438.)

**(Review After Final is requested for revised skylights, door and window changes, a proposed deck extension, and other site improvements. Project was last reviewed March 27, 2017.)**

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

**REVIEW AFTER FINAL****B. 456 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-036  
Application Number: MST2014-00491  
Owner: Bradley Vernon  
Architect: Michael Holliday

(Proposal to construct a new single-family residence on a vacant lot. The previous dwelling on the parcel was destroyed in the Tea Fire. The project will comprise a 1,669 square foot, two-story, single-family residence with an attached 562 square foot two-car garage. It also includes 331 cubic yards of cut and 8 cubic yards of fill grading. The proposed total of 2,231 square feet on an 8,431 square foot lot in the Hillside Design District is 67% of the required maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a new deck, new railing material, and a chimney removal. Project was last reviewed May 23, 2016.)**

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

**FINAL REVIEW****C. 1213 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-480-037  
Application Number: MST2009-00385  
Owner: Stealth MF Trust  
Applicant: Jarrett Gorin  
Architect: Douglas Beard  
Landscape Architect: Robert Fowler, Landscape Architect

(This is a revised project description. Proposal to construct a new 4,802 square foot, two-story single-family residence with an attached 729 square foot, three-car garage, driveway, 13'x32' pool, spa, patios and retaining walls. Other site improvements include a new trellis, fire pit, barbeque, and landscape and hardscape improvements. The proposed project will be constructed on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. Approximately 1,259 cubic yards of grading is proposed, of which 579 cubic yards will occur outside of the building footprint and 680 cubic yards will occur within the building footprint. The proposed total of 5,531 square feet on a 1.09 acre lot located in the Hillside Design District is 110% of the guideline maximum floor-to-lot area ratio (FAR). The project received Staff Hearing Officer review for a Zoning Modification request.)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements and Staff Hearing Officer Resolution No. 034-11, and was last reviewed June 26, 2017.)**

**Postponed one week to Consent at the applicant's request.**

**FINAL REVIEW****D. 421 W MOUNTAIN DR A-1 Zone**

Assessor's Parcel Number: 021-103-013  
Application Number: MST2016-00545  
Owner: Brandon Michael Doheny  
Designer: Kristian Howell

(Proposal to add an 835 square foot two-story addition to an existing 1,116 square foot single-family residence with an existing 485 square foot detached two-car garage. The proposed total of 2,360 square feet on a one-acre lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2013-00564.)

**(Final Approval is requested. Project was last reviewed February 21, 2017.)**

**Postponed one week to Consent at the applicant's request.**

**PROJECT DESIGN AND FINAL REVIEW****E. 1189 N ONTARE RD E-1 Zone**

Assessor's Parcel Number: 055-120-034  
Application Number: MST2017-00085  
Owner: Lizinka Benton-Rzezniak  
Architect: Dennis Thompson

(Proposal to construct a 221 square foot, second-story addition to an existing 1,550 square foot, two-story single-family residence with an attached 187 square foot one-car garage and a detached 372 square foot garage. The project also includes an interior remodel of 255 square feet. The proposed total of 2,330 square feet on a 15,599 square foot lot located in the Hillside Design District is 54% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested Zoning Modification to allow encroachments within the required front setback.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 040-17, and was last reviewed March 13, 2017.)**

**Project Design Approval and Final Approval with comment that 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.**

**CONTINUED ITEM****F. 1431 SYCAMORE CANYON RD A-1 Zone**

Assessor's Parcel Number: 019-320-038  
Application Number: MST2017-00351  
Owner: Terry E. Light  
Engineer: Greg Van Sande  
Contractor: Kelly Construction

(Proposal for structural upgrades to the abutment of an existing bridge on a parcel currently developed with a single-family residential unit.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed June 26, 2017.)**

**Continued indefinitely.**

**CONTINUED ITEM****G. 2126 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 019-161-006  
Application Number: MST2017-00201  
Owner: William R. Rich Revocable Trust  
Architect: Harrison Design Associates

(Proposal to construct a 395 square foot one-story accessory building in the remaining front yard and to alter four windows on an existing 2,211 square foot one-story single-family residence with an attached 643 square foot garage. The proposed total of 3,249 square feet on a 15,046 square foot lot located in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for one front yard modification and one interior setback modification.)

**(Comments only. Project requires Staff Hearing Officer review for Zoning Modification requests, and was last reviewed May 8, 2017.)**

**Continued indefinitely to the Staff Hearing Officer with the comment that the Board finds the revisions are appropriate and appreciate good neighbor guideline considerations.**

**NEW ITEM****H. 1565 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-110-032  
Application Number: MST2017-00365  
Owner: Eric Ginsberg and Erica Roberts  
Applicant: Robert Trimble

(Proposal to demolish an existing 169 square foot deck and construct a new 163 square foot bedroom addition at the rear of an existing 4,921 square foot residence, including a 746 square foot two-car garage. The proposal also includes minor exterior alterations including relocating one door and two windows and adding 7 linear feet of decorative wall with an arched opening. The proposed total of 5,084 square feet on a 38,959 square foot lot located in the Hillside Design District is 103% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**Project Design Approval and Final Approval with comment that 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.**