



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JULY 10, 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. 525 YANKEE FARM RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-021  
Application Number: MST2016-00249  
Owner: Young Family Trust 2011  
Architect: Robert Pester Architect

(Proposal for 191 square feet of ground floor additions to an existing 4,387 square foot, two-story residence with a 941 square foot carport. Also proposed is a remodel of the existing bedroom wing, construction of new master bath and a new wood trellis. The proposed total of 5,893 square feet of development on a 1.18 acre lot in the Hillside Design District is 116% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for minor additions, an interior remodel, and a revised roof plan resulting in an increase of 127 square feet.)**

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

**FINAL REVIEW****B. 825 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-252-008  
Application Number: MST2016-00048  
Owner: Bell Family Trust  
Applicant: Suzanne Elledge Planning & Permitting  
Architect: Kent Mixon

(This is a revised project description. The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 317 square foot deck at the third floor level with a trellis, chimney and fireplace, a 155 square foot first floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,944 square feet on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing officer review of front and interior setback modifications is requested.)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 001-17 and was last reviewed June 26, 2017.)**

**Continued one week to Consent with comment to submit and address the Storm Water Management Program requirements (SWMP).**

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

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

(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.)**

**Final Approval as submitted.**

**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.)**

**Continued one week to Consent with comments:**

1. Provide a color and materials board.
2. Indicate a double starter row on the plans.
3. Provide complete details of all windows on the plans.

**PROJECT DESIGN AND FINAL REVIEW****E. 3779 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-026  
Application Number: MST2014-00088  
Owner: Muhammad Salman UI Haq  
Landscape Architect: David Black

(Proposal to construct a new 6' tall masonry wall along the western front property line of an existing house and garage on a 8,966 square foot lot. The project also includes removal of an existing masonry wall, relocated fountain equipment, and landscaping.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed July 14, 2014.)**

**Project Design Approval and continued one week to Consent with 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.
2. Indicate on the plans that the plaster shall cover over the top of the wall.
3. Provide a color and materials board.

**PROJECT DESIGN REVIEW****F. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001  
Application Number: MST2014-00110  
Owner: Timothy R Sulger  
Architect: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. There is no significant grading proposed.)

**(Project Design Approval is requested. Action may be taken if sufficient information is provided. Project was last reviewed March 24, 2014.)**

**Project Design Approval and continued indefinitely to Consent with 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.
2. Provide a plan section through the pool area.
3. Provide a detail and elevation of the cable rail on the plans.
4. Clarify on the plans which items are existing to be removed.

**NEW ITEM****G. 10 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-029  
Application Number: MST2017-00374  
Owner: Eric Borduas  
Architect: Kas Architect

(Proposal for exterior alterations and a 250 square foot interior remodel to an existing 3,060 square foot two-story single-family residence with an attached three-car garage. Exterior alterations include door and window replacements as well as replacing the existing second story wood deck railing with a new glass guardrail and cap. The existing total of 3,060 square feet on a 6,393 square foot lot located in the Hillside Design District is 110% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**Continued two weeks to Consent with comments:**

1. The Board found the proposed glass railing unacceptable.
2. Show the gate along the driveway on the plans and include the abatement of the violation in ZIR2016-00602 in the scope of work.

**NEW ITEM****H. 779 CALABRIA DR****E-2 Zone**

Assessor's Parcel Number: 049-292-014  
Application Number: MST2017-00379  
Owner: Paul & Susan Zink Living Trust  
Architect: Paul Zink

(Proposal to construct a new 175 square foot second story deck, door and exterior stairs to an existing 1,908 square foot, two-story single family residence with an attached 432 square foot two-car garage. Other site improvements include a new 6' high wood fence with a gate. The existing total of 2,340 square feet on a 10,531 square foot lot is 62% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**Project Design Approval and continued indefinitely to Consent with 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.
2. Provide a detail on the plans for the deck railing and deck material.
3. Provide a detail and elevation on the plans of the proposed new fence.
4. Provide a color and materials board.