



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
JUNE 18, 2018

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Sweeney and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 940 COYOTE RD **RS-1A Zone**
Assessor's Parcel Number: 021-062-006
Application Number: MST2018-00210
Owner: John Vincent
Applicant: Adam Cunningham

(The proposed project includes the replacement of three doors on the first floor and replacement of one window to a folding-door system on the second floor of an existing single residential unit. Other site improvements include an interior remodel and repainting the exterior of the residence. There is no new square footage proposed.)

(Review After Final is requested for new French doors and a window at the lower level of the south elevation. Project was last reviewed on April 30, 2018.)

Item postponed one week at the applicant's request.

FINAL REVIEW**B. 1224 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-480-070
Application Number: MST2017-00647
Owner: Cecil Kyte
Architect: Melisa Turner
Applicant: Shaun Lynch

(Proposal to construct a new 3,100 square foot, one-story single residential unit with an attached basement and 400 square foot, two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 3,300 square feet of development on a 28,459 square foot lot is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on May 14, 2018.)

Final Approval as submitted.

PROJECT DESIGN REVIEW**C. 2620 SAMARKAND DR****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-310-031
Application Number: MST2017-00761
Owner: Joseph Leonard
Architect: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot, one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 558 square feet, and a second-story addition of 650 square feet. Other site improvements include a new 755 square foot roof deck, 170 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 50 cubic yards of grading will occur on site. The proposed total 2,773 square feet of development on an 11,092 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on May 29, 2018.)

Project Design Approval and continued indefinitely to Consent 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.

PROJECT DESIGN AND FINAL REVIEW**D. 1325 W MOUNTAIN DR RS-1A Zone**

Assessor's Parcel Number: 021-050-027
Application Number: MST2018-00161
Owner: Carolyn H. Cusack Living Trust
Designer: Brian Zant

(Proposal to enclose an existing 502 square foot patio at an existing 2,130 square foot one-story single residential unit with a detached 499 square foot two-car garage. Other site improvements include a door replacement and the addition of painted black metal trellises to the south-facing doors and windows. The proposed total of 3,131 square feet of development on a 1.82 acre lot located in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed on April 16, 2018.)

Project Design Approval and Final Approval with 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**E. 1056 CLIFF DR RS-7.5 Zone**

Assessor's Parcel Number: 035-212-016
Application Number: MST2018-00269
Owner: Edward St George
Applicant: Shelby Messner
Architect: Keith Nolan

(Proposal for site work on a parcel with an existing single residential unit. The proposed project consists of a 4-foot high retaining wall and associated grading. Approximately 150 cubic yards of cut and 10 cubic yards of fill will occur on site. There is no work related to the existing single residential unit proposed as part of this application.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 4, 2018.)

Project Design Approval and Final Approval with 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.

NEW ITEM

F. 3992 PRIMAVERA RD

RS-7.5/USS Zone

Assessor's Parcel Number: 057-420-017
Application Number: MST2018-00303
Owner: Dwight Thomas Dumpert
Architect: Burnell, Branch & Pester Architecture

(Proposal for a new 282 gross square foot second story deck and new sliding glass doors on an existing single-family dwelling.)

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

Project Design Approval and continued indefinitely to Consent 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. Provide lighting details on the plans.
3. Applicant to share the design proposal with the adjacent neighbors as part of the Good Neighbor guidelines.