



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**TUESDAY, SEPTEMBER 4, 2018**

**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

11:00 A.M.  
 David Gebhard Public Meeting Room  
 630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**  
 Irma Unzueta, Design Review Supervisor  
 Katie Mamulski, Planning Technician  
 Kathleen Goo, Commission Secretary

**ATTENDANCE**

Members present: James and Moticha  
 Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 434 CONEJO RD RS-1A Zone**  
 Assessor's Parcel Number: 019-061-012  
 Application Number: MST2014-00066  
 Owner: Maria Lourdes C. Smith  
 Architect: Alex Pujo

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed is a 133 square foot second floor deck and 290 linear feet of retaining walls. An Administrative Height Exception is required for the over-height walls. A total of 444 cubic yards of grading, of which 238 cubic yards is outside of the building footprint, is proposed. The proposed development total 2,243 square feet, located on a 7,925 square foot vacant lot within the Hillside Design District, is 71% of maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for front and interior setback modifications.)

**(Review After Final is requested for revisions to landscape walls to be altered from CMU to sandstone boulders.)**

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

**FINAL REVIEW****B. 610 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-404-002  
Application Number: MST2017-00774  
Owner: Jane Killebrew  
Agent: Roberta Serbia  
Architect: Susan Sherwin

(Proposal for additions and alterations to an existing 1,903 square foot single residential unit with a 396 square foot garage. The proposed project includes converting the existing 396 square foot attached two-car garage to habitable space and constructing a new 401 square foot detached two-car garage. Other site improvements include an interior remodel of 2,023 square feet, 894 square feet of additions to the dining room, entry area, service porch, master bedroom, and existing second floor deck. The project will include a new exterior stair to the upper deck, a new spa, and hardscape. Approximately 22 cubic yards of cut and 5 cubic yards of fill will occur on site. The proposed total of 3,193 square feet of development on an 8,155 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed August 6, 2018.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 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 alterations to an existing 2,039 square foot two-story single residential unit with a 392 square foot attached two-car garage. The proposed project includes a new 282 square foot second-story deck, new door, a new bi-fold French door and a new exterior counter with a barbeque. There is no new square footage proposed to the existing residence.)

**(Final Approval is requested. Project was last reviewed June 18, 2018.)**

**Final Approval as submitted.**

**CONTINUED ITEM****D. 1811 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-063-009  
Application Number: MST2018-00395  
Owner: Niko Abondolo  
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

**(Action may be taken if sufficient information is provided. Project was last reviewed August 20, 2018.)**

**Item postponed indefinitely due to applicant's absence.**

**NEW ITEM****E. 1611 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-033  
Application Number: MST2018-00457  
Owner: Alex and Sara Sheshunoff  
Applicant: Chris Cottrell

(Proposal for exterior alterations to an existing 2,897 square foot two-story single residential unit with an attached 574 square foot two-car garage. The proposed project includes new doors and windows, new garage door, re-roof, a replaced covered entry, and new exterior finishes. There is no new square footage proposed to the residence. The existing total of 3,471 square feet of development on a 21,483 square foot lot located in the Hillside Design District is 74% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Coastal Zone and will require Coastal Review.)

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

**Project Design 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, and continued one week to Consent.**

**NEW ITEM****F. 1270 DOVER LN****RS-15 Zone**

Assessor's Parcel Number: 019-220-018  
Application Number: MST2018-00434  
Owner: Catherine Grant Young Family Trust  
Designer: Chris La Rosa

(Proposal for exterior alterations and site work at an existing single residential unit located in the Hillside Design District. The proposed project includes replacing the existing driveway, replacing a site wall along the front lot line with columns and a driveway gate, replacing a wood fence along the east property line, a new trash enclosure, a pool deck, and additional site walls and hardscape. No new square footage is proposed to the existing residence. A Minor Zoning Exception is requested to allow a new trash enclosure to be located in the front yard and within the required interior setback.)

**(Comments Only. Project requires Environmental Assessment.)**

**Project Design Approval and Final Approval 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. The Board made the finding that the following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;
  - d. The improvement will be compatible with the existing development and character of the neighborhood; and
  - e. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.

**NEW ITEM****G. 1124 MANITOU RD****RS-6 Zone**

Assessor's Parcel Number: 043-270-003  
Application Number: MST2018-00299  
Owner: Frank Pennisi  
Applicant: Eric Knight

(Proposal for alterations to an existing 1,927 square foot two-story single residential unit with an existing 315 square foot carport located in the Hillside Design District. The proposed project includes repainting the exterior building, partially enclosing the existing carport to create a garage and adding a new trash enclosure. There is no new square footage proposed to the existing residence.)

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

**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.**