



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
SEPTEMBER 10, 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: James and Moticha
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 1913 MISSION RIDGE RD RS-15 Zone
 Assessor's Parcel Number: 019-170-006
 Application Number: MST2017-00768
 Owner: DiMarco Family Trust
 Applicant: Adele Goggia
 Architect: Tai Yei

(Proposal for additions and alterations to an existing 2,148 square foot, two-story, single residential unit with an attached 477 square foot two-car garage. The proposed project includes the addition of 56 square feet to the second floor and extending an existing 289 square foot balcony by 62 square feet. Other site improvements include an interior remodel of 400 square feet, new doors and windows, new wrought iron railing, and permitting an existing wood gate at the driveway. The proposed total of 2,681 square feet of development on a 9,118 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for revisions to guard rail material, windows and doors and an addition reduction. Project was last reviewed November 27, 2017.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 1135 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-314-005
Application Number: MST2016-00484
Owner: John Mithun
Architect: Thomas Oschner, AIA Architects
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).)

(Review After Final is requested for a roof material revision. Project was last reviewed June 12, 2017.)

Continue indefinitely to the Full Board with the comment to provide further study of how the proposed standing seam metal roof fits in with the neighborhood.

FINAL REVIEW**C. 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.)

(Final Approval is requested. Project was last reviewed September 4, 2018.)

Final Approval as submitted.

NEW ITEM**D. 1031 MISSION RIDGE RD RS-1A Zone**

Assessor's Parcel Number: 019-031-007
Application Number: MST2018-00456
Owner: ~~Elizabeth Majestic~~ **Jenkins Family Revocable Trust**
Architect: Barefoot Design
Contractor: Millar and Associates Design
Engineer: Michael Gerenser

(Proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover, and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(First Concept Review. Comments Only.)

Continue one week with the positive comment regarding the proposed pool and materials.

NEW ITEM**E. 1132 MANITOU RD RS-6 Zone**

Assessor's Parcel Number: 043-270-004
Application Number: MST2018-00455
Owner: Bischel Serkes and Margaret D. Trust
Contractor: Millar and Associates Design

(Proposal for improvements to an existing single residential unit located in the Hillside Design District. The proposed project includes the replacement of three jalousie windows with casement windows, replacement of two windows with an exterior door, and the addition of an access stair to the front balcony. 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.

NEW ITEM**F. 1931 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-382-017
Application Number: MST2018-00475
Owner: RMC X07, LLC
Applicant: Vanguard Planning

(Proposal for a remodel of the existing 1,917 square foot single residential unit with a detached 485 square foot garage with 304 square feet of accessory space. Project includes a kitchen and bathroom reconfiguration; demolition and reconstruction of interior walls; and associated electrical, mechanical, and finishes. New exterior doors and windows are proposed on the west, north and east elevations. The proposed project also includes expanding and finishing 372 square feet of the existing attic as habitable space, and constructing a new bathroom. Other site improvements include a new roof dormer, walls, and windows at the second level. The proposed total of 3,078 square feet of development on a 13,728 square foot lot is 74% of the maximum allowable floor-to-lot area ratio (FAR).)

(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 indefinitely to Consent with the comment to provide color and materials boards.