



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**JUNE 3, 2019**

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*  
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  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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**ATTENDANCE**

Members present: Sweeney (Item A), Richards (Items A-C and E-G), and Miller (Items B-G)  
Staff present: Monson

**FINAL APPROVAL**

**A. 828 SUMMIT RD**  
Assessor's Parcel Number: 015-172-023  
Zone: RS-25  
Application Number: PLN2018-00014  
Owner: Robert Rumsey  
Applicant: Brian Miller

(Proposal to construct a new 3,206 square foot, one-story single residential unit with a 726 square foot, attached, two-car garage on a currently vacant lot. Other site improvements include a new swimming pool, terraces, and landscaping. Approximately 10 cubic yards of grading will occur on site. The proposed total of 3,418 square feet of development on a 40,510 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program requirements. Project was last reviewed on May 28, 2019.**

**Final Approval as submitted.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 1547 SHORELINE DR**

Assessor's Parcel Number: 045-173-041  
Zone: E-3/SD-3  
Application Number: PLN2019-00196  
Owner: DC Duncan Family Trust  
Applicant: Tom Ochsner, Architect

(Proposal for improvements to an existing two-story single-unit residence located in the appealable jurisdiction of the coastal zone. Project includes a new landing and spiral staircase off the south elevation, a new balcony and canopy at the west elevation, and window and door improvements throughout the site. No ground disturbance is proposed. No additional square footage proposed.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation Ordinance, Hillside Design, and Sloped Lot findings.**

**Project Design Approval and Final Approval 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. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 2030 OAK AVE**

Assessor's Parcel Number: 043-091-006  
Zone: R-M  
Application Number: PLN2019-00206  
Owner: Jeffrey and Christine Forshey  
Applicant: Michael Ober

(Proposal to construct a new wall around the perimeter of a 5,541 square foot lot with an existing 518 single-unit residence and a detached 547 square foot two-car garage. The wall is proposed to range in height from 3'-6" to 8'-0" for a total of 305 linear feet.)

**Project Design and Final Approval is requested. Project requires approval of a Minor Zoning Exception to allow the height of the wall to exceed 42 inches within 10 feet of the front lot line. Neighborhood Preservation Findings required. Project was last reviewed on May 20, 2019.**

**Project Design Approval and Final Approval with conditions:**

1. Applicant to provide shrub planting along the base of the wall.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Minor Zoning Exception criteria have been met as stated in Subsection 30.245.060 of the City of Santa Barbara Municipal Code.

**FINAL APPROVAL****D. 1025 E COTA ST**

Assessor's Parcel Number: 031-185-014  
Zone: R-2  
Application Number: PLN2017-00841  
Owner: Riad Bahhur  
Applicant: David L. Burke

(Proposal to construct a new 1,236 square foot, two-story, single-unit residence with a 448 square foot, attached, two-car garage on a vacant lot. A 600 square foot, attached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other site improvements include new landscaping and 281 square feet of patio areas. Approximately 143 cubic yards of import/export will occur on site. The proposed total of 1,684 square feet of development on a 5,000 square foot lot is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on May 29, 2018.**

**Final Approval with the condition that screening is provided for the chimney cap.**

**REVIEW AFTER FINAL APPROVAL****E. 762 WESTMONT RD**

Assessor's Parcel Number: 013-103-001  
Zone: RS-6  
Application Number: PLN2014-00110  
Owner: Timothy R. Sulger  
Applicant: 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. No grading is proposed.)

**Approval of Review After Final is requested to substitute glass sound railing for the previously approved cable railing system. Project was last reviewed on October 23, 2017.**

**Continue one week to the Full Board.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****F. 1130 LAS OLAS AVE**

Assessor's Parcel Number: 045-061-017  
Zone: E-3/SD-3  
Application Number: PLN2019-00045  
Owner: Susan Ellen Monaghan Trust  
Applicant: Kevin Cappon

(Proposal for an as-built 6'-8" wooden gate located on a lot with an existing 1,569 square-foot, two-story, single-unit residence with a detached 350 square foot two-car garage. The gate is located within ten feet of the front lot line.)

**Project Design and Final Approval is requested. Project requires an Administrative Zoning Exception to allow the gate to exceed the maximum allowable height of 3'-6" within ten feet of the front lot line. Project requires Neighborhood Preservation Ordinance Findings.**

**Project Design Approval and Final Approval 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. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****G. 1322 CRESTLINE DR**

Assessor's Parcel Number: 049-251-004  
Zone: RS-15  
Application Number: PLN2019-00242  
Owner: Jeremy D. Dukesherer  
Applicant: Gretchen Zee

(Proposal to permit an as-built 418 square foot detached trex deck and a 130 square foot shower area of an existing 2,392 square foot, two-story, single-unit residence with a 438 square foot detached two-car garage. Project will address violations in Zoning Information Report ZIR2018-00216. The existing total 2,830 square feet of development on a 12,197 square foot lot in the Hillside Design District is 71% of the maximum allowable floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.**

**Project Design Approval and Final Approval 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. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.