



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, July 18, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M**

**BOARD MEMBERS:**

- FRED SWEENEY, *Chair*
- BRIAN MILLER, *Vice-Chair*
- BERNI BERNSTEIN
- LISA JAMES
- JOSEPH MOTICHA
- JAIME PIERCE
- DENISE WOOLERY

- CITY COUNCIL LIAISON:** JASON DOMINGUEZ
- PLANNING COMMISSION LIAISON:** ADDISON THOMPSON
- PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

- STAFF:** JAIME LIMÓN, Design Review Supervisor
- KATIE MAMULSKI, Planning Technician
- KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: **Lisa James and Brian Miller.**

Staff present: Katie Mamulski.

**CONTINUED ITEM**

**A. 210 MEIGS RD E-3/SD-3 Zone**

- Assessor's Parcel Number: 045-110-011
- Application Number: MST2015-00498
- Owner: Lighthouse Builders LLC
- Applicant: Bruce Blodorn
- Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 1 of a five-lot subdivision approved under MST2006-00476.)

**(Final Approval is requested; Project must comply with PC Resolution No. 007-09. Project was last reviewed 7/11/2016.)**

**Motion: Final Approval as submitted.**

Action: James/Miller, 2/0/0. Motion carried.

**CONTINUED ITEM****B. 1815 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-143-007  
Application Number: MST2015-00625  
Owner: Nortex LLC  
Contractor: Steve Di Memmo

(Proposal to demolish 10 square feet of the existing 1,180 square foot, one-story, single-family dwelling, and to construct a 137 square foot one-story addition. The project also includes demolition of a 198 square foot covered patio, construction of a new CMU stucco retaining wall at the driveway, and interior alterations. The proposed total of 1,315 square feet on a 23,956 square foot lot in the Hillside Design District is 28% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Action may be taken if sufficient information is provided. Project was last reviewed 1/4/2016.)**

**Motion: Project Design Approval and Final Approval with 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.**

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**FINAL REVIEW****C. 1045 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-045  
Application Number: MST2016-00033  
Owner: Greg Anzalone  
Architect: Alan McLeod

(Proposal for 1,247 square feet of one-story additions to an existing 3,462 square foot, one-story, single-family residence with an attached two-car garage. The proposal includes the conversion of the existing garage into new habitable space, roof alterations, and an interior remodel. It also includes elimination of one of two existing driveways and curb cuts, modification of the remaining curb cut, a new driveway gate, and new landscaping. This project will address a violation identified in Zoning Information Report ZIR2015-00596. The proposed total of 4,709 square feet of development on a 1.38 acre lot in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final Approval is requested. Project was last reviewed 6/27/16.)**

**Motion: Final Approval as submitted.**

Action: James/Miller, 2/0/0. Motion carried.

**PROJECT DESIGN AND FINAL REVIEW****D. 821 DEERPATH RD****A-2 Zone**

Assessor's Parcel Number: 015-100-004  
 Application Number: MST2016-00163  
 Agent: Mark Morando  
 Owner: Narges Movasagi  
 Owner: Movasagi 2006 Trust

(This is a revised project description. Proposal for a new 499 square foot accessory building, an exterior shower, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence which includes an "as-built: 154 square foot addition to the dwelling with an attached 459 square foot two-car garage. The project includes driveway improvements and 466 cubic yards of cut and fill grading, of which 43 cubic yards will be exported off site. The proposed total of 2,757 square feet on a 23,710 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio. This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

**(Project Design and Final Approval are requested; Project must comply with PC/SHO Resolution No. 039-16. Project was last reviewed 5/16/16.)**

**Motion: Project Design Approval and Final Approval with 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.**

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****E. 525 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-021  
 Application Number: MST2016-00249  
 Owner: Young Family 2011 Trust  
 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].)

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

**Motion: Project Design Approval and Final Approval with 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.**

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****F. 1832 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-010  
Application Number: MST2016-00261  
Owner: Mac Lean Family Trust  
Applicant: Mark Morando

(Proposal for an as-built 21 square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and include an installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio [FAR].)

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

**Motion: Project Design Approval and Final Approval with 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.**

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****G. 1285 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 049-232-004  
Application Number: MST2016-00299  
Owner: Gabriela Beltran  
Architect: Chris Belanger

(Proposal to remodel existing kitchen, partially remodel living room and dining areas. New windows and doors on the rear first floor, master bedroom and dining room are also proposed.)

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

**Motion: Project Design Approval and Final Approval with 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.**

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.