



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**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  
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)**

#### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the SFDB).

CEQA Guidelines § 15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 3308 or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, July 14, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board. Public comment submitted prior to the scheduled meeting can be submitted via email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **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.)**

**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.)**

**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.)**

**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/SO Resolution No. 039-16. Project was last reviewed 5/16/16.)**

**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.)**

**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.)**

**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 1st floor, master bedroom and dining room are also proposed. )

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