



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 10, 2017

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*  
Lisa James  
Joseph Moticha  
Robert Richards

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

### STAFF:

Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without 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 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 agenda reviewing member of the SFDB may refer items to the Full Board for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. 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.

**APPEALS:** 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, July 6, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### **PLEASE BE ADVISED**

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.

### **REVIEW AFTER FINAL**

#### **A. 525 YANKEE FARM RD**

**A-1/SD-3 Zone**

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

**(Review After Final is requested for minor additions, an interior remodel, and a revised roof plan resulting in an increase of 127 square feet.)**

**FINAL REVIEW****B. 825 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-252-008  
 Application Number: MST2016-00048  
 Owner: Bell Family Trust  
 Applicant: Suzanne Elledge Planning & Permitting  
 Architect: Kent Mixon

(This is a revised project description. The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 317 square foot deck at the third floor level with a trellis, chimney and fireplace, a 155 square foot first floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,944 square feet on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing officer review of front and interior setback modifications is requested.)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 001-17 and was last reviewed June 26, 2017.)**

**FINAL REVIEW****C. 1213 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-480-037  
 Application Number: MST2009-00385  
 Applicant: Jarrett Gorin  
 Architect: Douglas Beard  
 Landscape Architect: Robert Flower

(This is a revised project description. Proposal to construct a new 4,802 square foot, two-story single-family residence with an attached 729 square foot, three-car garage, driveway, 13'x32' pool, spa, patios and retaining walls. Other site improvements include a new trellis, fire pit, barbeque and landscape and hardscape improvements. The proposed project will be constructed on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. Approximately 1,259 cubic yards of grading is proposed, of which 579 cubic yards will occur outside of the building footprint and 680 cubic yards will occur within the building footprint. The proposed total of 5,531 square feet on a 1.09 acre lot located in the Hillside Design District is 110% of the guideline maximum floor-to-lot area ratio (FAR). The project received Staff Hearing Officer review for a Zoning Modification request.)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements and Staff Hearing Officer Resolution No. 034-11, and was last reviewed June 26, 2017.)**

**FINAL REVIEW****D. 421 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-013  
Application Number: MST2016-00545  
Owner: Brandon Michael Doheny  
Designer: Kristian Howell

(Proposal to add an 835 square foot two-story addition to an existing 1,116 square foot single family residence with an existing 485 square foot detached two-car garage. The proposed total of 2,360 square feet on a one-acre lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2013-00564.)

**(Final Approval is requested. Project was last reviewed February 21, 2017.)**

**PROJECT DESIGN AND FINAL REVIEW****E. 3779 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-026  
Application Number: MST2014-00088  
Owner: Muhammad Salman UI Haq  
Landscape Architect: David Black

(Proposal to construct a new 6' tall masonry wall along the western front property line of an existing house and garage on a 8,966 square foot lot. The project also includes removal of an existing masonry wall, relocated fountain equipment, and landscaping.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed July 14, 2014.)**

**PROJECT DESIGN REVIEW****F. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001  
Application Number: MST2014-00110  
Owner: Timothy R Sulger,  
Architect: 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. There is no significant grading proposed.)

**(Project Design Approval is requested. Action may be taken if sufficient information is provided. Project was last reviewed March 24, 2014.)**

**NEW ITEM****G. 10 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-029  
Application Number: MST2017-00374  
Owner: Eric Borduas  
Architect: Kas Architect

(Proposal for exterior alterations and a 250 square foot interior remodel to an existing 3,060 square foot two-story single-family residence with an attached three-car garage. Exterior alterations include door and window replacements as well as replacing the existing second story wood deck railing with a new glass guardrail and cap. The existing total of 3,060 square feet on a 6,393 square foot lot located in the Hillside Design District is 110% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**NEW ITEM****H. 779 CALABRIA DR****E-2 Zone**

Assessor's Parcel Number: 049-292-014  
Application Number: MST2017-00379  
Owner: Paul & Susan Zink Living Trust  
Architect: Paul Zink

(Proposal to construct a new 175 square foot second story deck, door and exterior stairs to an existing 1,908 square foot, two-story single family residence with an attached 432 square foot two-car garage. Other site improvements include a new 6' high wood fence with a gate. The existing total of 2,340 square feet on a 10,531 square foot lot is 62% of the maximum allowable floor-to-lot area ratio (FAR).)

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