



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 17, 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 13, 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. 209 E ISLAY ST**

**E-1 Zone**

Assessor's Parcel Number: 027-042-009  
Application Number: MST2014-00114  
Owner: Peter and Li Camenzind  
Agent: Jarrett Gorin  
Architect: Doug Leach  
Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a new secondary entrance, revised stairs, a revised pool configuration, and revisions to the hardscape, landscape, and irrigation plans.)**

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

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

(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 July 10, 2017.)**

**FINAL REVIEW****C. 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 July 10, 2017.)**

**FINAL REVIEW****D. 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.)

**(Final Approval is requested. Project was last reviewed July 10, 2017.)**

**NEW ITEM****E. 901 ALEEDA LN****A-2 Zone**

Assessor's Parcel Number: 015-070-017  
Application Number: MST2017-00401  
Owner: Nuggehally Jayant  
Owner: Terrie Mershon  
Architect: Jyl Ratkevich

(Proposal to construct a 94 square foot addition to the rear of an existing 1,932 square foot, one-story single-family residence with an attached 415 square foot two-car garage. The proposed project also includes an interior remodel of 410 square feet and converting a portion of the existing residence to an Accessory Dwelling Unit under a separate permit. The proposed total of 2,134 square feet on a 14,935 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot area ratio (FAR). The Accessory Dwelling Unit is not included in the FAR calculations.)

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