



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 6, 2018

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  
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, August 2, 2018, 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. 81 CHASE DR**

**RS-15 Zone**

Assessor's Parcel Number: 015-020-014  
Application Number: MST2017-00301  
Owner: West Bluff Capital, Inc.  
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, and a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

**(Review After Final is requested for a revised retaining wall and concrete wall extension. Project was last reviewed January 29, 2018.)**

**FINAL REVIEW****B. 1805 LIGHTHOUSE WAY****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-400-004  
Application Number: MST2015-00606  
Owner: Lighthouse Builders, LLC  
Applicant: Bruce Blodorn  
Architect: Richard Thorne, Architect

(Lot 4: Proposal for a new 2,388 square foot, two-story, single-family residence with a 400 square foot attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,788 square feet on a newly created 7,787 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 4 of a five-lot subdivision approved under MST2006-00476.)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on April 4, 2016.)**

**CONTINUED ITEM****C. 1789 CALLE PONIENTE****RS-6 Zone**

Assessor's Parcel Number: 041-021-017  
Application Number: MST2018-00381  
Owner: Thomas and Joan Gilles  
Architect: Don Swann

(Proposal to revise the driveway configuration for an existing vacant parcel located within a single residential unit zone. The existing driveway is an easement that serves the parcel to the south. Approximately 58 cubic yards of cut and fill grading will occur on site. Other site improvements include new site retaining walls varying in height from 2'-6" to 4'-0".)

**(Action may be taken if sufficient information is provided. Project was last reviewed July 30, 2018.)**

**NEW ITEM****D. 3340 FOOTHILL RD RS-1A Zone**

Assessor's Parcel Number: 055-160-036  
Application Number: MST2018-00388  
Owner: Jonathan S. Kenney, Revocable Trust

(Proposal for an addition and alterations to an existing 2,624 single residential unit with an 801 square foot garage and 519 square feet of storage areas. The proposed project consists of an 80 square foot addition at the rear of the house to be located under the existing roof. Other site improvements include an interior remodel and relocating the pool equipment. The project will also address violations in Enforcement Case ENF2002-01120 and Zoning Information Report ZIR2010-00473. The proposed total of 4,205 square feet of development on a 67,469 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**NEW ITEM****E. 1811 PROSPECT AVE R-2 Zone**

Assessor's Parcel Number: 027-063-009  
Application Number: MST2018-00395  
Owner: Niko Abondolo  
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

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

**NEW ITEM****F. 1114 BEL AIR DR RS-6 Zone**

Assessor's Parcel Number: 043-270-010  
Application Number: MST2018-00400  
Owner: David Zisman  
Designer: Jerry Rocci

(Proposal for a deck repair and addition to an existing raised deck at the rear of an existing single residential unit. The proposed project includes repairing the existing 1,113 square foot deck and adding a new 565 square foot connected deck. Other site improvements include a new hot tub on the lower deck, an outdoor kitchen area, integrated planters, a fountain at the front entry, new 8-foot tall hedges and fencing surrounding the property and a new driveway gate. There are no proposed alterations to the existing single residential unit or the attached two-car garage.)

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

**NEW ITEM****G. 2444 SANTA BARBARA ST RS-15 Zone**

Assessor's Parcel Number: 025-042-003  
Application Number: MST2018-00410  
Owner: West Bluff Capital, Inc.

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

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

**NEW ITEM****H. 2515 CLIFF DR E-3/SD-3 Zone**

Assessor's Parcel Number: 041-272-033  
Application Number: MST2018-00396  
Owner: Daniel and Barbara Jelks, Revocable Trust  
Designer: Jason Grant Design Studio

(Proposal to abate violations in Enforcement Case ENF2018-00040 by requesting approval for the unpermitted slope repair, unpermitted walls and steps, and the unpermitted pump shed and spa. There are no proposed alterations to the existing single residential unit.)

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