



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, August 25, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **11:00 A.M.**

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**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
  BRIAN MILLER, *Vice-Chair*  
  BERNI BERNSTEIN  
  LISA JAMES  
  JAIME PIERCE  
  DENISE WOOLERY  
  JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
  DAVID ENG, Planning Technician  
  GABRIELE COOK, Interim Commission Secretary

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

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### 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. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 calendar 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 all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are 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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@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. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SFDB Commission Secretary at (805) 564-5470, extension 4473, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, August 21, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

### **REVIEW AFTER FINAL**

#### **A. 1676 FRANCESCHI RD**

**A-1 Zone**

Assessor's Parcel Number: 019-102-004  
 Application Number: MST2012-00493  
 Owner: B & B SB Trust  
 Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new 6,911 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 435 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,930 cubic yards of site grading is proposed, which includes 370 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 125% of the guideline floor-to-lot area ratio (FAR) and incorporates a 50% reduction of basement level square footage in the FAR calculation. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final is requested for the relocation of the electrical transformer and house meter, reduction in the size of the cabana, replacement of the underground pool equipment vault with a new equipment enclosure and trellis, reduction of the accessory building footprint in the northerly front yard, reduction in pool size and associated patio areas in the southerly yard areas, reduction in the amount of stone used as finish material on the main residence, and the elimination of a second story roof area at a stairway. Project must comply with Staff Hearing Officer Resolution No. 029-13.)**

**FINAL REVIEW****B. 124 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-019  
Application Number: MST2014-00335  
Owner: Susan Allen  
Architect: Jyl Ratkevich

(Proposal to demolish an existing 344 square foot attached sunroom and construct a new 344 square foot family room in the same location. The proposal includes demolition of an existing uncovered deck in the side yard and the construction of a new 242 square foot covered patio in its place, and approximately 103 square feet of interior remodel work. The existing one-story, 1,957 square foot, single-family residence on an 8,095 square foot lot in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022  
Application Number: MST2014-00223  
Owner: Doll Family Trust  
Agent: Jessica Harlin

(Proposal for a 16 x 68 foot infinity lap pool with associated retaining walls, equipment, and fencing in the rear yard of single-family residence in the Hillside Design District. The proposal also includes a six foot tall privacy wall, patio, landscaping, fire pit, and 238.5 cubic yards of grading, of which 175.5 will be exported off-site. This project requires Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval and Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project must comply with Staff Hearing Officer Resolution No. 024-14.)**

**NEW ITEM****D. 1811 OLIVE AVE****R-2 Zone**

Assessor's Parcel Number: 027-052-006  
Application Number: MST2014-00399  
Owner: Andrew & Corey Lester  
Designer: Bob Goda

(Proposal to permit a 162 square foot storage area located beneath the existing one-car garage, and permitting an "as-built" 240 square foot, uncovered, second-story deck for an existing two-story, single-family residence located on a 5,227 square foot lot. The proposal will address violations identified in ZIR2013-00406, including reducing hedges to 3.5-feet within adjacent to the driveway.)

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

**NEW ITEM****E. 201 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-081-002  
Application Number: MST2014-00385  
Owner: Linda Bedell

(Proposal to replace "as-built" exterior decks and stairs with new decks, stairs, and deck cover at the rear of an existing 3,874 square foot, two-level single-family residence with an attached two-car garage in the Hillside Design District. The project includes the conversion of 74 square feet of garage to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and interior remodel work. No new net square footage is proposed. This project addresses violations identified in zoning information report ZIR2013-00377. )

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

**NEW ITEM****F. 325 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-002  
Application Number: MST2014-00364  
Owner: Steve Tepper

(Proposal to replace the flat roof of an existing 1,602 square foot house with a new gabled roof with attic space and for exterior alterations including legalizing an "as-built" patio cover and an "as-built" six foot high rear wall and abating violations outlined in ZIR95-00746. The total of 1,602 square feet of development on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 62% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Comments only; project requires Staff Hearing Officer review.)**