



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, September 29, 2014**     **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  
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)**

#### 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:** 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 4473 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, September 25, 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. 856 FERRELO PL**

**E-1 Zone**

Assessor's Parcel Number: 029-330-011  
 Application Number: MST2012-00397  
 Owner: Nan Zhou  
 Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and 'as-built' patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

**(Review After Final is requested to change the proposed dry stack retaining walls in the front yard to concrete, and to finish the visible concrete walls with sandstone colored plaster and mortared stone caps.)**

**REVIEW AFTER FINAL****B. 3232 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-102-028  
Application Number: MST2012-00469  
Owner: Compton Family Trust  
Architect: Jeffrey Berkus  
Contractor: Young Construction  
Landscape Architect: S.A. Fausset-Landscape Architect, Inc

(Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.)

**(Review After Final is requested for revisions to exterior finish materials, minor revisions to window size and locations, minor revisions to the hand rails at the south terrace, repositioning of the fireplace at the west terrace, and minor revisions to the exterior elevations.)**

**FINAL REVIEW****C. 227 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-013  
Application Number: MST2014-00117  
Owner: Brummett Family Trust  
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

**(Final Approval is requested.)**

**CONTINUED ITEM****D. 1732 CALLE CERRO****R-1 Zone**

Assessor's Parcel Number: 041-051-003  
Application Number: MST2014-00273  
Owner: Claire Mon Mcguire  
Architect: Jim Fenske  
Contractor: Andreas Hauke

(Proposal to demolish an "as-built" deck and elevator, to convert approximately 170 square feet of existing basement to habitable space, replace all exterior windows and doors, replace the siding with cedar shingles, replace the roof with a new fiberglass roof and for interior alterations to an existing single-family residence with an attached two-car garage. The proposed total of 2,461 square feet on an 18,800 square foot lot in the Hillside Design District is 56% percent of the guideline maximum floor-to-lot area ratio (FAR). The project will address the violations identified in Zoning Information Report ZIR2013-00590 and enforcement case ENF2013-01422.)

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

**NEW ITEM****E. 1505 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 029-041-002  
Application Number: MST2014-00378  
Owner: Klaus and Adelgund Heinemann  
Applicant: Rob Maday

(Proposal to permit an "as-built" 90-foot long retaining wall of up to seven feet tall in the rear yard, and remove two unpermitted accessory structures. The project will address violations in enforcement case ENF2014-00470.)

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

**NEW ITEM****F. 1401 HILLCREST RD****A-2 Zone**

Assessor's Parcel Number: 019-112-001  
Application Number: MST2014-00474  
Owner: Sharon L. Erskine Revocable Trust  
Landscape Architect: RMLA

(Proposal for a new pedestrian entry along Mission Ridge Road. The project includes grading and site work for 84 linear feet of 36" tall dry stacked stone retaining walls and a stone staircase. Also proposed is 290 linear feet of black vinyl covered chain link fencing to be installed at the two interior property lines. New landscaping and irrigation will occur at the front portion of this 56,628 square foot parcel. There will be 42 cubic yards of grading excavation and 5 cubic yards of fill dirt.)

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

**NEW ITEM****G. 1322 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-201-010  
Application Number: MST2014-00458  
Owner: Mike R Shafer  
Applicant: Galen Lewis

(Proposal to install a pair of automated driveway gates and construct two columns and site walls flanking the driveway.)

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

**NEW ITEM****H. 110 VIA DEL CIELO****E-1 Zone**

Assessor's Parcel Number: 035-050-045  
Application Number: MST2014-00470  
Owner: Mr. and Mrs. Auchincloss  
Applicant: Tom Curry

(Proposal to replace concrete tile roofing with VMZinc Quartz Zinc metal roofing on an existing single-family residence in the Hillside Design District.)

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

**PROJECT DESIGN AND FINAL REVIEW****I. 15 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-014  
Application Number: MST2014-00302  
Owner: Elizabeth Stegall  
Architect: Amy Taylor

(Proposal to permit an "as-built" upper-level wood deck to an existing 2,499 square foot two-story residence with a detached 342 square foot two-car garage on a 7,477 square foot lot in the Hillside Design District. Also included are minor window and door alterations and new flagstone landing with steps. The project will address violations identified in Zoning Information Report ZIR2014-00129. The project also includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 046-14).**