



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, November 10, 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  
AMBER FLEMMINGS, 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, November 6, 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. 2105 ANACAPA ST**

**E-1 Zone**

Assessor's Parcel Number: 025-242-011  
 Application Number: MST2008-00311  
 Owner: Barbara E. Mathews Revocable Trust  
 Architect: Britt Jewett  
 Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The revised project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final is requested for a new 140 square foot covered patio at the south elevation, and for an additional three square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. Project must comply with Staff Hearing office Resolution Nos. 021-09, 024-09, and 054-14 and Planning Commission Resolution No. 021-09.)**

**FINAL REVIEW****B. 1225 MANITOU LN R-1 Zone**

Assessor's Parcel Number: 041-010-036  
Application Number: MST2014-00463  
Owner: Trent Baer  
Applicant: Robert Dawson

(Proposal for a new 629 square foot pool and 38 square foot spa with associated pool equipment, fencing, and patio in the rear yard of a single-family residence in the Hillside Design District.)

**(Final Approval is requested.)**

**FINAL REVIEW****C. 1150 HARBOR HILLS DR E-1 Zone**

Assessor's Parcel Number: 035-313-002  
Application Number: MST2014-00154  
Owner: Avo Semerdjian  
Architect: Gregory Jenkins

(Proposal for as-built freestanding pillars of 3-1/2 feet to 7-1/2 feet in height, a 4 foot, 10 inch tall ornamental iron pedestrian gate, an 18 inch tall garden wall, site lighting, and stone steps to an existing single family dwelling on a 22,345 square foot lot located in the Hillside Design District. This project addresses violations in enforcement case ENF2011-00950.)

**(Final Approval is requested.)**

**NEW ITEM****D. 210 BALBOA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008  
Application Number: MST2014-00532  
Owner: Tenoso Family Trust

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story, single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

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

**NEW ITEM****E. 2011 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-067  
Application Number: MST2014-00462  
Owner: Victoria Chin  
Architect: Lori Kari

(Proposal to relocate the existing garage opening to face the street frontage. The garage alterations include a new garage door, driveway, and the removal of existing landscaping in the front yard. The project also proposes the replacement of doors and windows in existing and new openings on the east, west, and south elevations, the addition of a door and window in crawl space locations, the infill of a crawl space with a craft room and half bath, and the interior remodel of the existing kitchen and bath. A new pool and 15 cubic yards of associated grading, and a new five foot high wall and gates at the front of the house are also proposed. The proposed total of 1,490 square feet of development on a 19,320 square foot lot in Hillside Design District and the Appealable Jurisdiction of the Coastal Zone is 32% of the guideline floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the front setback.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)**

**NEW ITEM****F. 680 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-251-005  
Application Number: MST2014-00538  
Owner: Michael A. Richardson  
Architect: Thompson-Naylor

(Proposal to demolish 41 square feet of the front entry and construct a new 318 square foot master bath and yoga area, and 193 square feet to the garage. The project includes a new pool in the rear yard and a new pergola in the remaining front yard of an existing 3,080 square foot, one story, single-family residence. The proposed total of 3,331 square feet on an 18,990 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot area ratio (FAR).)

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

**NEW ITEM****G. 11 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-021  
Application Number: MST2014-00542  
Owner: Marion F. Gibson Trust  
Owner: Greg Cacan

(Proposal for a new 4 to 6 foot tall and 80 foot long retaining wall in the rear yard of an existing single-family residence.)

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

**CONTINUED ITEM****H. 3443 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-005  
Application Number: MST2014-00526  
Owner: Dunlap Family Trust  
Agent: Alicia Harrison

(Proposal for issuance of an emergency permit to install a retaining wall to address slope failure on private property located at Sea Ledge Lane, in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project includes construction of 67 linear feet of retaining wall with a maximum of six feet of exposed wall face on the uphill side, and the extension of the drainage system to the rip rap at the basin at lower Sea Ledge Lane. The main project requires Staff Hearing Officer review for a Coastal Development Permit.)

**(Comments only; project requires comments to Community Development Director for issuance of an emergency repair permit and to Staff Hearing Officer review for a Coastal Development Permit.)**