



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Note: Special Tuesday meeting date due to observance of the
Monday, September 7, 2015, Labor Day Holiday.**

TUESDAY, September 8, 2015 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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF:
JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
AMBER FLEMMINGS, Commission Secretary

Website: 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 § 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. 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. 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 4577, or by email at 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 3, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at 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 or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

NEW ITEM

A. 1045 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-045
Application Number: MST2015-00444
Owner: Navid Eskandari

(Proposal to install a 133 linear foot, 6 foot tall chain link fence to be dark color, hot dip galvanized chain link, screened with vegetation, and located along the eastern interior property line and begins approximately 30 feet from the front property line.)

(Project was referred by staff for reconsideration since information on plans was not presented accurately.)

REVIEW AFTER FINAL**B. 1123 MANITOU RD****R-1 Zone**

Assessor's Parcel Number: 041-010-035
Application Number: MST2013-00197
Owner: Brad Vernon
Designer: Jason Grant

(Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

(Review After Final is requested to omit a fireplace chimney, install a standing seam metal roof in place of asphalt shingle, install hardi-siding in place of hardi-shake, for tubular steel railing, revisions to french doors, omit a window at the master bath and relocate french doors at the master bath, and to relocate the fireplace in the living room.)

FINAL REVIEW**C. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio. All proposed development will take place within the non-appealable portion of the parcel.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program prior to Final Approval.)

FINAL REVIEW**D. 45 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-014
Application Number: MST2015-00190
Owner: Pan Hsiao-Li and Dru Finley
Applicant: Macaluso Pools, Inc.
Engineer: Michael Gerenser Engineering

(Proposal to construct a 510 square foot pool and spa with a 45 square foot infinity edge basin at an existing single-family residence in the Hillside Design District. The proposal includes associated pool equipment and fencing, 50 cubic yards of fill to be exported off site, permitting an "as-built" air conditioner unit, and removal of a sink in a utility closet. The project will address violations in Zoning Information Report ZIR2014-00365.)

(Final Approval is requested.)

FINAL REVIEW**E. 166 CORONADA CIR****A-2 Zone**

Assessor's Parcel Number: 015-040-053
Application Number: MST2015-00345
Owner: Ehrmann Family Living Trust
Architect: Thompson Naylor Architects

(Proposal to for a 110 square foot addition to an existing 2,172 square foot single-family residence with an attached 489 square foot two-car garage. The project includes a minor extension of an existing raised deck, new windows and sliding doors, and the replacement of the wood railing with glass. The proposed total of 2,771 square feet of development on a 19,276 square foot lot in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

CONTINUED ITEM**F. 1542 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-170-002
Application Number: MST2015-00409
Owner: Michael Kinderman
Architect: Tom Ochsner

(Proposal to construct a new concrete wall and wooden privacy screen with a combined height of 21 feet tall in the rear yard of an existing single-family residence. The proposed wall and screen will be adjacent to an existing 8 foot tall retaining wall to remain. The project also includes a new retractable awning on wire cables in a courtyard in the rear yard.)

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

NEW ITEM

G. 306 LOYOLA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-022-015
Application Number: MST2015-00432
Owner: William M. Luxford
Agent: William Chappell

(Proposal to construct a new wood pedestrian gate and 6 foot tall, approximately 12 feet long CMU block courtyard wall, stuccoed to match the existing single-family residence in the non-appealable jurisdiction of the Coastal Zone.)

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