



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 9, 2016**      **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:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:**  
JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
LETICIA I. MIGUEL, 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 7543, 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, May 5, 2016, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **REVIEW AFTER FINAL**

### **A. 2201 EDGEWATER WAY**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-016  
 Application Number: MST2013-00185  
 Owner: C & M Hofman Revocable Trust  
 Applicant: Permit Planners  
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage. A new pedestrian entry from the street, with stairway and landing, is also proposed. The proposed total of 3,838 square feet located on a 21,777 square foot bluff top lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 82% of the guideline maximum floor-to-lot area ratio [FAR]. The project requires review by the Planning Commission for a requested Zoning Modification and Coastal Development Permit, and Public Works review for a Minor Encroachment Permit.)

**(Review After Final of changes to the approved project including a rock skirt, window changes, cupola, garage door window change.)**

**REVIEW AFTER FINAL****B. 504 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-132-001  
 Application Number: MST2014-00594  
 Owner: Sidney C. Carrera  
 Owner: Dan & Meg Purdey

(Proposal for a 427 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes enclosing an existing open loggia, replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 4,029 square feet on a 10,439 square foot lot is 106% of the guideline maximum floor-to-lot area ratio [FAR]. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

**(Review After Final of changes to previously approved project including wall material and window trim.)**

**FINAL REVIEW****C. 101 JORGENSEN LN****A-1 Zone**

Assessor's Parcel Number: 021-110-036  
 Application Number: MST2015-00151  
 Owner: James Love Lee  
 Architect: DesignArc  
 Landscape Architect: Orange Street Studio  
 Engineer: Mike Gones

(Proposal to construct a new 2,994 square foot, one-story, single-family residence with a 500 square foot, detached, two-car carport. The project includes a pool, spa, patios, new driveway and site paving, and landscaping. It also includes 750 cubic yards of cut and fill grading of which 150 cubic yards will occur outside of the building footprint. All grading will be balanced on the site. The proposed total of 3,290 square feet on a 1.37 acre vacant lot in the Hillside Design District is 62% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final approval is requested. Project must comply with Council Resolution No. 07-086.)**

**FINAL REVIEW****D. 2175 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-002  
Application Number: MST2016-00067  
Owner: James Michael & Colette Phillippi  
Architect: Robert Kupiec  
Engineer: Greg Van Sande  
Contractor: Mark Hudson Construction Inc

(Proposal to convert the existing two-car garage into habitable space, and enclose the existing carport to become a new two-car garage. The project includes enclosing 80 square feet of the downstairs patio for an enlarged entry, and 20 square feet of the upstairs covered deck for a new bay window in the breakfast room. The total converted and enclosed spaces will result in 480 new net square feet within the existing building footprint. The project also includes two new balconies with a gas fire pit, a relocated trash enclosure, and new or relocated doors and windows. The proposed total of 3,455 square feet on a 30,491 square foot lot in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final approval is requested.)**

**FINAL REVIEW****E. 612 SURF VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-112-009  
Application Number: MST2016-00042  
Owner: Bodhi Oser  
Designer: Sarai Grenell

(Proposal to construct a new 521 square foot, one-story addition to the existing 1,821 square foot, one-story, single-family residence with 421 square foot attached two-car garage. The proposal includes a change to the roof form at the rear of the residence, a reroof of the whole house with a new metal roofing material, a new 335 square foot covered patio at the rear of the house, replacement of the garage door, new wood siding near the front entry, replacement of exterior light fixtures, and an interior remodel. The project includes new site walls, fences, and gates at the front yard, and new site landscaping. The proposed total of 2,349 square feet located on a 16,850 square foot lot in the Hillside Design District is 54% of the guideline floor-to-lot ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00099.)

**(Final approval is requested.)**

**PROJECT DESIGN AND FINAL REVIEW****F. 920 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-032-012  
 Application Number: MST2015-00398  
 Owner: Gregory Schmandt  
 Architect: The Schmandt Group

(Proposal for a 579 square foot single-story addition to an existing 1,772 square foot, two-level residence with an attached 562 square foot, two-car garage on the lower level. The project includes a new permeable flagstone patio and 45 cubic yards of grading under the building footprint and 15 cubic yards of grading outside of it. The proposed total of 2,931 square feet of development on a 1-acre lot in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Project Design Approval and Final Approval are requested.)**

**NEW ITEM****G. 1276 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-143-008  
 Application Number: MST2016-00169  
 Owner: Nancy Wintersteen Trust  
 Architect: Paul Zink AIA

(Proposal for a 325 square foot, one-story addition to an existing 1,951 square foot, one-story single-family residence with an attached 420 square foot, two-car garage. The project includes a new 80 square foot covered front entry, replacement of an existing rear covered patio with a new 390 square foot trellis and patio surface, new roof, new windows and doors, new fencing, new air conditioning unit, removal of a chimney, and an interior remodel. The proposed total of 2,696 square feet of development on a 22,890 square foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio [FAR].)

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

**NEW ITEM****H. 2208 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-201-010  
 Application Number: MST2016-00186  
 Owner: Fischer Family Trust  
 Applicant: Don Swann

(Proposal for a 231 square foot ground-floor bedroom addition with 299 square foot deck above, to an existing 2,356 square foot two-story residence and attached 372 square foot one-car garage. The proposed total of 2,959 square feet located on a 12,750 square foot lot is 73% of the required maximum floor-to-lot area ratio [FAR] requirement.)

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