



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, June 27, 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  
KATIE MAMULSKI, Planning Technician  
KATHLEEN GOO, 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. 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 consent 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 Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@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 3308 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, June 23, 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. 302 PIEDMONT RD**

**A-1 Zone**

Assessor's Parcel Number: 055-153-007  
 Application Number: MST2014-00443  
 Owner: Nancy Dayton  
 Owner: Rob Dayton  
 Engineer: Pool Engineering, Inc.  
 Landscape Architect: Rob Maday

(This is a revised project description. Proposal to construct a new 900 square foot pool, spa, associated pool equipment, barbecue, outdoor bar, retaining walls, and a new detached 201 square foot accessory building at an existing single-family residence located in the Hillside Design District. The project includes new landscaping and 200 cubic yards of grading to be exported off site. The proposed total of 4,076 square feet on a .63 acre lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for modifications to allow the detached accessory building in the front yard and to allow the total detached accessory space on site to exceed 500 square feet.)

**(Review After Final is requested for a new accessory structure, removal of approved pool equipment shed, relocation of existing skate ramp and chicken coop and removal of an existing shed. Project must comply with Staff Hearing Officer Resolution No. 037-16.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 190 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-031  
Application Number: MST2015-00296  
Owner: Ken and Nancy Rourke  
Architect: Sherry & Associates  
Designer: Pat Brodie

(Proposal to extend the front patio areas on the south and west elevations of an existing single-family residence in the Hillside Design District. The project includes the demolition of an existing patio wall and the construction of approximately 160 linear feet of concrete block patio privacy walls ranging from 6 feet to 8 feet in height. The project also proposes a metal-framed slide wire trellis structure at the south patio, 235 square feet of new impervious paving, site steps and gates, new landscaping, site lighting and 22 cubic yards of cut and fill grading. The project includes Staff Hearing Officer review for a requested zoning modification to allow encroachments within the required front setback.)

**(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-16.)**

**PROJECT DESIGN REVIEW****C. 1405 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-210-001  
Application Number: MST2016-00024  
Owner: Maria Brant Living Trust  
Applicant: Ken Mineau  
Architect: Chris Manson-Hing

(This is a revised project description. Proposal for 430 square feet of additions to the dwelling, 211 square feet of additions to the garage, a new 1,155 square foot porch and covered terrace at the rear of the dwelling, alterations to the roof, new windows and doors, an interior remodel, new landscaping and 604 cubic yards of cut and fill grading to an existing 3,964 square foot, two-level single family dwelling with an attached 361 square foot two-car garage. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,956 square feet on a 42,623 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area [FAR]. An Administrative Height Exception is requested for the over height wall. This project will address violations in a Zoning Information Report [ZIR2015-00062]. Staff Hearing Officer review is requested for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 030-16.)**

**CONTINUED ITEM****D. 1045 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-045  
Application Number: MST2016-00033  
Owner: Greg Anzalone  
Architect: Alan McLeod

(Proposal for 1,247 square feet of one-story additions to an existing 3,462 square foot, one-story, single-family residence with an attached two-car garage. The proposal includes the conversion of the existing garage into new habitable space, roof alterations, and an interior remodel. It also includes elimination of one of two existing driveways and curb cuts, modification of the remaining curb cut, a new driveway gate, and new landscaping. This project will address a violation identified in Zoning Information Report ZIR2015-00596. The proposed total of 4,709 square feet of development on a 1.38 acre lot in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio [FAR].)

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

**FINAL REVIEW****E. 418 E ALAMAR AVE****E-3 Zone**

Assessor's Parcel Number: 053-201-002  
Application Number: MST2016-00129  
Owner: Tina Jill Takaya  
Designer: Christopher De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the maximum allowable floor-to-lot area ratio [FAR]. No changes are proposed to the existing detached garage and bedroom. An administrative exception to fence and hedge height limitations is requested. This project will address violations identified in Zoning Information Report ZIR2009-00476.)

**(Final Approval is requested.)**