



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Note: This is a Special Tuesday meeting date.**

**TUESDAY, JULY 5, 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 30, 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. 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]. This project has received Project Design Approval and Final Approval. A Review After Final is requested for revisions to windows, patios, gates, fencing, railings, and other building details. The revised project requires Staff Hearing Officer review for a front setback modification for an "as-built" barbecue and pizza oven located in the required front setback facing Padre Street, and a Substantial Conformance Determination for additional "as-built" items.)

**(Review After Final is requested for a new side yard gate design.)**

**FINAL REVIEW****B. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-009  
 Application Number: MST2014-00411  
 Owner: Jeff Barens  
 Architect: Tom Meaney  
 Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio [FAR]. This project includes Planning Commission review for a Coastal Development Permit [CDP].)

**(Final Approval is requested; project must comply with Planning Commission Resolution No. 017-15.)**

**FINAL REVIEW****C. 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].)

**(Final Approval is requested.)**

**FINAL REVIEW****D. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020  
 Application Number: MST2016-00223  
 Owner: Jimeno, LLC  
 Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

**(Final Approval is requested.)**

**NEW ITEM****E. 1609 MOUNTAIN AVE****R-1 Zone**

Assessor's Parcel Number: 043-201-009

Application Number: MST2016-00256

Owner: Kyle T. Phillips and Jennie L. Jacobs

(Proposal to legalize unpermitted 134 square feet of existing additions at the rear of the house and legalize as built over height fences and gates at front of property. Project requires Staff Hearing Officer review for an Open Yard Modification. The proposed total of 134 square feet on a 5,000 square foot lot is 54.2% of the maximum allowable floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00565.)

**(Comments only; project requires Staff Hearing Officer approval.)**

**NEW ITEM****F. 1832 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-010

Application Number: MST2016-00261

Owner: Mac Lean Family Trust

Applicant: Mark Morando

(Proposal for an as-built 21 net square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio [FAR].)

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