



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Tuesday, April 01, 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, March 27, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards 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**

<b>A. 1820 ANACAPA ST</b>		<b>E-1 Zone</b>
Assessor's Parcel Number:	027-041-016	
Application Number:	MST2013-00127	
Owner:	Graham M. Lyons	
Architect:	Kent Mixon	

(Proposal to construct 88 square feet of one-story additions and exterior alterations to an existing 4,282 square foot two-story, single-family residence, including an attached three-car garage, resulting in a proposed residential total of 4,370 square feet. The proposal includes replacement of all windows, addition of new dormer roofs and an 82 square foot deck addition. The proposed residential development of 5,266 square feet, which includes a detached 1,198 square foot pool cabana structure, and associated site storage area, located on a 27,817 square foot lot, is 110% of the guideline floor-to-lot area ratio (FAR). The proposal will address zoning violations identified in enforcement case ENF2012-00332.)

**(Review After Final for change of exterior material from smooth texture plaster to Hardie Plank Artisan lapped siding with six inch exposure.)**

**REVIEW AFTER FINAL****B. 1222 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-021  
 Application Number: MST2013-00207  
 Owner: Janice & Robert Kopf Trust  
 Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot one-story, single-family residence and 440 square foot garage, and construct a new 1,680 square foot two-story, single-family residence with a detached 440 square foot two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

**(Review After Final for revised kitchen and master bedroom windows, a reduced second floor bay window, and a revised garage floor plan to include a trash storage area.)**

**FINAL REVIEW****C. 1930 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-015  
 Application Number: MST2014-00009  
 Owner: Jonathan V. Leech  
 Architect: Wade Davis Design

(Proposal for a 113 square foot one-story addition and a 397 square foot two-story addition to an existing 1,221 square foot one-story, single-family residence. Also proposed is an interior remodel, a 158 square foot second story deck, new windows and doors, change of use of 35 square feet of habitable space to utility room, an 18 square foot addition of storage space, a 41 square foot potting shed, and a new roof. There will be no site grading. This project will result in 1,731 square feet of development on a 5,280 square foot parcel, which is a 69% of the guideline floor-to-lot area ratio (FAR). No alterations are proposed to the existing stone walls and garage which have been found to be historically significant.)

**(Final Approval requested.)**

**NEW ITEM****D. 1010 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-203-002  
 Application Number: MST2014-00099  
 Owner: David & Le Goldmuntz  
 Applicant: Dale Pekarek  
 Architect: The Fine Line  
 Engineer: Michael Gerenser

(Proposal to replace an existing stone wall with new terraced retaining walls in the rear yard of an existing 5,698 square foot single-family residence with an attached three-car garage and detached three-car carport on a 30,636 square foot lot in the Hillside Design District. The proposal includes 70 cubic yards of grading. No trees will be removed.)

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

**NEW ITEM****E. 1035 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2014-00122  
Owner: Peter Sadowski & Denise Decker  
Architect: The Fine Line

(Proposal to construct two metal arbors, a wood burning pizza oven, and a six foot wide counter in the rear yard of single-family residence on a 1.3 acre lot in the Hillside Design District.)

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

**NEW ITEM****F. 3455 MARINA DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004  
Application Number: MST2014-00127  
Owner: Russ M. Strobel Revocable Trust  
Applicant: Turenchalk Planning Services  
Designer: Windward Engineering

(Proposal to permit as-built alterations to a 4,698 square foot one-story, single-family residence on a 1.23 acre lot including the conversion of a 32 square foot attached garden closet to habitable floor area, installation of a 5'-7" tall double entry gate, and installation of a dog shower at the west elevation. The project will address violations identified in enforcement case ENF2014-00209.)

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

**NEW ITEM****G. 726 SANTECITO DR A-2 Zone**

Assessor's Parcel Number: 015-070-004  
Application Number: MST2014-00130  
Owner: James Hughes  
Designer: Tony Xiques

(Proposal to replace the roofing material of an existing one-story single family residence in the Hillside Design District with two-piece mission tile. The project also proposes enclosure of an existing 176 square foot covered porch and minor façade alterations including replacement of doors and windows and replacement of exterior stucco. Minor site alterations include replacement of the existing asphalt driveway with permeable paving and other landscaping. This project will address violations identified in Zoning Information Report ZIR2013-00330.)

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

**NEW ITEM****H. 539 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-011  
Application Number: MST2014-00131  
Owner: Blau Diane Trustee  
Architect: Steven Pen Hsu

(Proposal for window, door and roof alterations to the rear elevation of an existing two-story single family home located in the Hillside Design District. The project also includes interior alterations to the existing living and dining rooms, and the relocation of the existing kitchen.)

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

**NEW ITEM****I. 940 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-008  
Application Number: MST2014-00132  
Owner: Patrick Family Revocable Trust  
Architect: Burnell, Branch & Pester Architect

(Proposal to raise the west portion of the existing roof to accommodate one of three new bay windows of a 2,360 square foot two-story, single-family home on a 26,377 square foot lot in the Hillside Design District. The project also proposes to install a new front entry door and three new skylights, reconfigure several smaller windows and remodel the interior.)

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