



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 5, 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, May 1, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

**REVIEW AFTER FINAL****A. 2016 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-343-010  
Application Number: MST2010-00031  
Owner: C Ann Napier  
Designer: Dexign Systems

(Revised proposal for a 286 square foot one-story addition to the existing 1,356 square foot one-story single-family residence, demolish the existing 202 square foot one-car detached garage and construct an attached 311 square foot two-car carport, and expand an existing 64 square foot wooden deck by 41 square feet. The proposed total of 2,208 square feet on the 6,399 square foot lot in the Mission Area Special Design District is 79% of the maximum floor-to-lot area ratio.)

**(Review After Final requested of revised rooflines at the north and south elevations, a reduction in size for the front bathroom window, and an enlargement of the rear bathroom window.)**

**FINAL REVIEW****B. 19 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-006  
Application Number: MST2013-00483  
Owner: David C. and Elizabeth O. Spaulding  
Architect: Steve Harrel

(Proposal to construct a 683 square foot two-story and 450 square foot one-story addition, to an existing 1,606 square foot one-story single-family residence with an attached 400 square foot two-car garage, located on a 26,250 square foot lot in the Hillside Design District. The proposal includes an 84 square foot second level balcony and a 450 square foot ground level covered porch, and new site hardscape. The proposed total of 3,139 square feet is 66% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval Requested.)**

**NEW ITEM****C. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011  
Application Number: MST2014-00198  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Proposal to construct 116 linear feet of 8-foot tall wood fencing along the northern property line of a 1.4 acre lot with an existing single family home. The project is related to a concurrent proposal to create a four-lot subdivision with a single-family residence on each lot.)

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

**NEW ITEM****D. 891 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-026  
Application Number: MST2014-00180  
Owner: Harrison Yale Hurst, Hurst Family LP

(Proposal to permit 750 square feet of "as-built" non-habitable first-floor additions and construct 288 square foot first and second floor additions to an existing 1,942 square foot two-story residence with an attached two-car garage. The project also proposes an interior remodel, permitting of "as-built" skylights and window, removal and relocation of an unpermitted wall in the garage, and new stone veneer on the front elevation. The proposed total of 3,340 square foot on a 20,946 square foot lot in the Hillside Design District is 70% of the maximum guideline Floor-to-lot Area Ratio (FAR). This project will address violations in Enforcement Case ENF2014-00103.)

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

**NEW ITEM – PUBLIC HEARING****E. 612 CALLE GRANADA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-083-002  
Application Number: MST2014-00190  
Owner: Charles McBride  
Applicant: Steve Morando

(Proposal to construct a 280 square foot roof deck above a reconstructed recreation room of the same size at an existing 2,756 square foot single-family residence. The project also proposes new exterior doors and windows, new board and batten siding, a new garage door, and a reconfiguration and remodel of interior rooms.)

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