



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, June 30, 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, June 26, 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. 1650 OVERLOOK LN**

**E-1 Zone**

Assessor's Parcel Number: 015-192-011  
 Application Number: MST2013-00472  
 Owner: Johnson Family Trust  
 Designer: Catherine Dunbar  
 Applicant: David Thomas

(Proposal for façade alterations to include a new front entry porch, a new 96 square foot cupola, an 18 square foot bathroom addition, and a 616 square foot rear deck and stairs addition to an existing approximate 450 square foot deck, for an existing, 1,650 square foot, single-family residence, located on a 10,819 square foot parcel in the Hillside Design District. The proposed total of 1,668 square feet is 44% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00528.)

**(Review After Final requested for window and door alterations at the master bedroom and lower level, replacing the previously approved deck siding material with plaster of the same previously approved color, replacing previously approved Hardi-Plank siding chimney with a stone chimney, and the addition of steps and a landing to the deck stairs.)**

**FINAL REVIEW****B. 2525 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-041-010  
Application Number: MST2014-00032  
Applicant: Brett Ettinger  
Owner: Raymond Karam

(Proposal for partial demolition, addition, and remodel of an existing, 4,030 square foot, two-story, single-family residence, with an attached, 341 square foot, two-car garage. The proposal includes a total of 820 square feet of one- and two-story additions to the existing residence, and a 279 square foot addition to the existing garage. The proposal will result in a 620 square foot, three-car garage, and a new, 129 square foot, carport (attached to the garage) for a total of four, on-site, covered-parking spaces. The proposal involves new site work including new terraces, alterations to the existing site stairs, a total of 300 cubic yards of cut and fill grading, and new site hardscape for expansion of the existing driveway. The proposed total of 5,210 square feet, located on a 36,600 square foot lot, is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval requested.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 1146 NIRVANA RD****R-1 Zone**

Assessor's Parcel Number: 043-060-013  
Application Number: MST2014-00046  
Owner: Christiane Schlumberger Living Trust  
Architect: Susette Naylor

(Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval requested. Project must comply with Staff Hearing officer Resolution No. 019-14).**

**PROJECT DESIGN AND FINAL REVIEW****D. 479 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-024  
Application Number: MST2014-00040  
Owner: Steven Hayes  
Landscape Architect: Common Ground Landscape Architecture

(Proposal to construct two concrete and stucco soundwalls totaling 133 linear feet and wooden vehicular access gates with stucco columns along the front streetscape of the parcel. The walls will range in height from 4'-6" to 8'-0", the columns will be 7'-0" tall, and the gates will be 6'-0" tall. The project includes a requested Administrative Exception for over-height walls and gates.)

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

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

Assessor's Parcel Number: 029-051-026  
Application Number: MST2014-00292  
Owner: Hurst Family LP Harrison Yale Hurst  
Applicant: Arroyo Seco Construction

(Proposal for a new 392 square foot swimming pool and spa in the rear yard of an existing residence in the Hillside Design District. The project includes 60 cubic yards of grading to be exported.)

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

**NEW ITEM****F. 1575 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-005  
Application Number: MST2014-00294  
Owner: George Pecoulas & Patricia Luscombe  
Agent: Mark Morando

(Proposal to infill a portion of an existing upper-level deck with a new 25 square foot addition. The proposal involves minor door and window alterations, a new Juliette balcony, and replacement of existing "as-built" deck railings with code compliant railings. The proposal will address violations identified in ZIR2014-00080.)

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

**NEW ITEM****G. 2139 ST JAMES DR****E-1 Zone**

Assessor's Parcel Number: 049-390-025

Application Number: MST2014-00296

Owner: Kent J. Vankoughnet &amp; Linda Seale

Designer: Amy Von Protz

(Proposal to add a 162 square foot storage area to two car garage of an existing 2,708 square foot residence in the Hillside Design District. The project also proposes a 180 square foot balcony located directly above the new storage addition, and a minor window change. The proposed total of 2,870 square feet on a 29,966 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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