



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, August 11, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **11:00 A.M.**

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**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)**

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### 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, August 7, 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.

## **FINAL REVIEW**

### **A. 1826 E LAS TUNAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-082-011  
 Application Number: MST2014-00002  
 Owner: Marilyn Makepeace Revocable Trust  
 Architect: Dennis Thompson

(Proposal to construct 791 square foot of one-story additions to an existing 3,272 square foot residence. The project includes the conversion of the existing 657 square foot, detached accessory building (garage and workshop) and 141 square foot breezeway to habitable floor area. The proposal also includes the construction of a new, detached, 564 square foot, two-car garage with roof deck and terrace, new site retaining walls and stairs, and 425 cubic yards of site grading. The proposed total of 3,863 square feet, located on a 20,036 square foot lot in the Hillside Design District, is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 018-14.)**

**NEW ITEM****B. 952 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 019-242-014  
Application Number: MST2014-00346  
Owner: Gail Fisher Revocable Trust  
Contractor: Scarlett's Landscape

(Proposal to permit an "as-built" counter, barbeque, and hot tub on a 13,403 square foot lot in the Hillside Design District. The lot, which spans two parcels (APNs 019-252-013 & 019-242-014) is currently developed with an existing 1,347 square foot one-story house with attached two-car garage. Also proposed is the replacement of dryrot-damaged deck and fencing, resurfacing existing CMU walls, new CMU seat walls, and repaving the existing driveway. The proposal will address violations identified in enforcement case ENF2014-00220. Staff Hearing Officer review is requested for a zoning modification.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)**

**NEW ITEM****C. 1111 LAS CANOAS LN A-1 Zone**

Assessor's Parcel Number: 021-090-006  
Application Number: MST2014-00367  
Owner: Christine Morgan  
Contractor: Pintado Pools

(Proposal to construct a new 350 square foot in-ground pool and associated pool equipment in the rear yard of an existing two-story single-family residence in the Hillside Design District. No pool decks and other site work are proposed as part of this application.)

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

**NEW ITEM****D. 835 CENTINELA LN A-1 Zone**

Assessor's Parcel Number: 047-102-026  
Application Number: MST2014-00379  
Owner: Michael E. & Cynthia Murphy  
Architect: Dylan Chappell

(Proposal to remodel an existing 4,114 square foot, one-story single-family residence. The proposal includes exterior alterations to the front entry, roof, rear deck and stair, and a net square footage reduction of 121 square feet. The proposed total of 3,993 of development on a 38,457 square foot lot in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**NEW ITEM****E. 709 W CANON PERDIDO ST****R-3 Zone**

Assessor's Parcel Number: 035-060-001

Application Number: MST2014-00377

Owner: Steve Andre

(Proposal to permit "as-built" wooden fences of up to seven feet tall along the Loma Alta Street, Canon Perdido Street, and Marilla Avenue frontages. The fence requires Administrative Review of Minor Exceptions for fences that exceed three and one half feet tall and are located within 10 feet of a front lot line.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**