



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, November 24, 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:** 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 4473, 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, November 20, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **FINAL REVIEW**

### **A. 2301 CHAPALA ST**

**E-3 Zone**

Assessor's Parcel Number: 025-113-013  
Application Number: MST2013-00417  
Owner: Scott Gerrard Kipp and Hsiu Hua Kipp  
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

**(Final Approval is requested.)**

**PROJECT DESIGN REVIEW****B. 120 E PEDREGOSA ST****E-1 Zone**

Assessor's Parcel Number: 027-041-017  
Application Number: MST2014-00226  
Owner: James H. Franzen  
Architect: Jose Luis Esparza

(The 6,600 square-foot site is currently developed with an existing 2,044 square foot, two-story single-family residence with a detached 420 square foot two-car garage. The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The existing house is taller than 25 feet and Planning Commission review of a floor-to-lot-area ratio modification is requested.)

**(Project Design Approval is requested. Final Approval may be granted if sufficient information is provided. Project must comply with Planning Commission Resolution No. 025-14.)**

**NEW ITEM****C. 108 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-019  
Application Number: MST2013-00485  
Owner: Zarinelo R. Ortega  
Engineer: Braun & Associates, Inc.

(Proposal to permit the "as-built" enclosure of a breezeway for a 132 square foot addition to an existing 1,779 square foot single-family residence. The project includes removal of a fence and steps constructed outside of the northern property line, permitting of 760 linear feet of "as-built" retaining walls, an "as-built" patio, "as-built" steps and terraces, and construction of a new 78 linear foot fence along the northern property line, and alterations to the interior. The proposed total of 2,307 square feet of development on a 36,155 square foot lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address outstanding violations identified in Zoning Information Report ZIR2012-00085 and Enforcement Case ENF2011-00136. An administrative exception is requested for retaining walls that have a combined height exceeding 8 feet tall within the interior setback.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 SWMP prior to Final Approval. Applicant is requesting an exception to the fence and screen height standards per SBMC § 28.87.170. Determination is required for consistency with neighborhood character.)**

**NEW ITEM****D. 1135 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-012  
Application Number: MST2014-00577  
Owner: Lucille M. Leemhuis, Trustee

(Proposal for repairs and upgrades to a spa deck and railing in the rear yard of an existing single-family residence in the Hillside Design District. The proposal includes enclosing the area below the deck with sheetrock and wooden panels.)

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

**NEW ITEM****E. 3219 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-029  
Application Number: MST2014-00582  
Owner: Kathi Marx  
Architect: TCM AIA

(Proposal to replace windows and doors at the rear elevation of both floors of a two-story residence with single lite windows and folding glass doors.)

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