



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, February 9, 2015**

**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  
PAUL ZINK, *Interim*

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**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 4577, 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, February 5, 2015, 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.

## **PROJECT DESIGN REVIEW**

### **A. 2011 EDGEWATER WAY**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-067  
 Application Number: MST2014-00462  
 Owner: Victoria Chin  
 Architect: Lori Kari

(Proposal to relocate the existing garage opening to face the street frontage. The garage alterations include a new garage door, driveway, and the removal of existing landscaping in the front yard. The project also proposes the replacement of doors and windows in existing and new openings on the east, west, and south elevations, the addition of a door and window in crawl space locations, the infill of a crawl space for a craft room and half bath addition, and the interior remodel of the existing kitchen and bath. A new pool and 15 cubic yards of associated grading, and a new five foot high wall and gates at the front of the house are also proposed. The proposed total of 1,490 square feet of development on a 19,320 square foot lot in Hillside Design District and the Appealable Jurisdiction of the Coastal Zone is 32% of the guideline floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for requested zoning modifications for alterations in the front setback and an over-height wall within 10 feet of a front lot line.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 004-15.)**

**FINAL REVIEW****B. 477 PASEO DEL DESCANSO****E-3 Zone**

Assessor's Parcel Number: 053-102-006  
 Application Number: MST2014-00349  
 Owner: Pacific Homes Funding  
 Architect: Ted Meeder

(Proposal to demolish an existing single-family residence with an attached garage and construct a new 2,524 square foot, two-story, single-family residence with an attached 407 square foot, two-car garage. The project includes an attached trellis, outdoor fireplace, fountain, and landscaping. The proposed total of 2,931 square feet on a 9,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**NEW ITEM****C. 6 CHASE DR****E-1 Zone**

Assessor's Parcel Number: 015-031-003  
 Application Number: MST2015-00044  
 Owner: Jane E. Perrin  
 Applicant: Santa Barbara Design and Build

(Proposal to install a larger window and a new sliding glass door near the southwestern corner of a one-story, single-family residence in the Hillside Design District. The proposal includes the replacement of all other windows, the demolition of the existing fireplace, construction of a new fireplace and chimney at the south wall, and a reconfiguration of the interior space. No new square footage is proposed.)

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

**NEW ITEM****D. 3322 CALLE NOGUERA****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-245-008  
 Application Number: MST2015-00058  
 Owner: Eric Fields  
 Applicant: Elise Fields

(Proposal to construct 65 linear feet of redwood fencing, varying in height from 3.5 feet to 5 feet, and located in the front yard.)

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