



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 11, 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  
   JOSEPH MOTICHA  
   JAIME PIERCE  
   DENISE WOOLERY

**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, May 7, 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.

## **FINAL REVIEW**

### **A. 1502 LA VISTA DEL OCEANO DR**

**E-3 Zone**

Assessor's Parcel Number: 035-170-014  
Application Number: MST2014-00617  
Owner: Todd H. Mesnik  
Applicant: Joseph Flynn  
Architect: Thomas Ochsner

(Proposal to construct a 680 square foot, second story deck and stair above the garage of an existing single family residence. The project will address violations identified in Zoning Information Report ZIR2010-00429.)

**(Final Approval is requested.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029  
Application Number: MST2015-00063  
Owner: Robert and Tammara Stockero  
Architect: Don Swann

(Proposal to remove the existing mansard roof for the dwelling and garage, and to replace it with a shingled hipped roof with an increased roof height. Also proposed are window and door alterations, new exterior stucco and an interior remodel to the existing 1,660 square foot, two-story, single-family residence with an attached 439 square foot two-car garage in the Hillside Design District. No changes to the square footage are proposed. The project includes Staff Hearing officer review for a requested modification to allow alterations within the front setback.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 024-15.)**

**NEW ITEM****C. 1420 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-022-004  
Application Number: MST2015-00167  
Owner: Mark C. Bacino, Living Trust

(Proposal to permit the "as-built" installation of a garage door and enclosure of a carport at an existing single family home in the Hillside Design District. The project includes permitting an "as-built" fountain, fire pit, gate, arbor, and site fencing, and removal of a bar sink and refrigerator in the art studio. The project includes Staff Hearing Officer review for alterations within the front setback. This project will address violations identified in Enforcement Case ENF2014-00387 and Zoning Information Report ZIR2014-00185.)

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

**NEW ITEM****D. 335 S CANADA ST****R-3 Zone**

Assessor's Parcel Number: 017-300-021  
Application Number: MST2015-00215  
Owner: Jorge Escamilla

(Proposal to replace two existing windows on the second-story, front elevation of an existing single-family residence with sliding glass doors. The project includes constructing two 32 square foot balconies with redwood railings at each of these new doors.)

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

**NEW ITEM****E. 1202 PLAZA DEL MONTE****E-1 Zone**

Assessor's Parcel Number: 035-360-020  
Application Number: MST2015-00210  
Owner: Shawna and Andrew Robins  
Designer: Robert Trimble

(Proposal to replace an existing 134 linear foot, six-foot tall cedar fence with a new eight-foot tall cedar fence to be located in the public right-of-way and the secondary front yard of a single-family residence in the Hillside Design District. This project requires an encroachment permit and an administrative exception to the fence and screen height standards.)

**(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 is required for consistency with neighborhood character in order for administrative staff exception to be granted.)**

**NEW ITEM****F. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002  
Application Number: MST2015-00222  
Owner: Porter Family Living Trust  
Owner: Susan Brodie  
Designer: Eric Swenumson

(Proposal for a 24 square foot addition at the front entry of an existing 1,436 square foot, one-story, single-family residence with a 361 square foot attached garage. The project includes the replacement of all windows and replacement of the composition shingle roof with a new standing seam metal roof. The proposed total of 1,819 square feet on a 1.32 acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 36% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**NEW ITEM****G. 306 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-161-014  
Application Number: MST2015-00225  
Owner: Marcie Holland  
Architect: Ryan Mills  
Contractor: Bruce Meister

(Proposal for a 6-foot driveway gate within 10 feet of the driveway of an existing single-family residence in the Hillside Design District. An existing 6-foot tall chain link fence will be relocated 10 feet back from the front lot line and the 6 foot hedge will be reduced to 42" within the driveway sight triangle, as necessary.)

**(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 is required for consistency with neighborhood character in order for administrative staff exception to be granted.)**