



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, October 5, 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 § 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, October 1, 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.

## **REVIEW AFTER FINAL**

### **A. 20 CAMINO VERDE**

**A-1 Zone**

Assessor's Parcel Number: 019-282-027  
 Application Number: MST2012-00283  
 Owner: Rory Rye and Jim Doub  
 Applicant: Jim Doub  
 Architect: Edwards - Pitman Architects

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

**(Review After Final is requested for a new planters and 3' x 3' tile paving at the front entry, a new stucco block wall in place of a steel fence, new paving and landscaping at the pool area, entry, and exterior parking space.)**

**FINAL REVIEW****B. 350 MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 019-012-023  
Application Number: MST2015-00043  
Owner: Ruth Engle  
Applicant: Steve Willson

(Proposal for 637 gross square feet of one- and second-story additions to an existing 2,647 square foot, two-story single-family residence with an attached 480 square foot two-car garage. The proposed total of 3,284 square feet on a 1-acre lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**NEW ITEM****C. 1208 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-350-007  
Application Number: MST2015-00479  
Owner: Armstrong Family Trust

(Proposal to repair and add 56 square feet to an existing 182 square foot upper level deck with new cable railing. The "as-built" lower level deck and stairs will be removed and replaced with a new 86 square foot deck with wood railing. The proposal also includes minor repair work to remove and replace drywall. This project will also address violations identified in Zoning Information Report ZIR2002-00357.)

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

**NEW ITEM****D. 928 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-041  
Application Number: MST2015-00482  
Owner: McDermut Family  
Designer: Sophie Calvin

(Proposal for 88 square foot of first floor additions to an existing one-story, 1,896 square foot single-family residence with a 455 square foot attached two-car garage and an attached 283 square foot one-car carport. The project includes a new decking and guardrails, exterior stairs, and electrical work. The proposed total of 2,722 square feet on a 32,386 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2000-00559.)

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

**NEW ITEM****E. 1290 MOUNTAIN VIEW RD****E-1 Zone**

Assessor's Parcel Number: 035-021-014  
Application Number: MST2015-00487  
Owner: Cameron McColl  
Architect: Amy Taylor

(Proposal for a total of 202 square feet of ground floor additions and a 939 square foot remodel to an existing 3,389 square foot, two-story, single family residence with an attached 453 square foot garage, and 135 square foot attached accessory building. The proposal includes: new and replaced exterior doors and windows, a total of 188 square feet of new upper level decks, new railings and corbels on the front covered decks, replacement and relocation of three uncovered parking spaces, relocating the FAU, a total of 248 cubic yards of site grading (177 cubic yards of cut and 71 cubic yards of fill) outside the building footprint, demolition of existing site and retaining walls, construction of new site and retaining walls, new driveway pillars and gate. The project also includes the relocation and reuse of existing site hardscape, new patio additions at the rear ground level, new spa in the rear yard, and compliance with required Tier 3 SWMP measures that include a new underground cistern and catchment basin. The proposed total of 3,591 square feet on a 29,685 square foot lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project must comply with Tier 3 SWMP prior to Final Approval.)**