



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 23, 2016**

**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:** JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

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

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
KAITLIN MAMULSKI, Planning Technician  
KRYSTAL M. VAUGHN, 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 4532, or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@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 7543, 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 19, 2016, 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 AND FINAL REVIEW**

### **A. 1562 MARQUARD TERR**

**R-1 Zone**

Assessor's Parcel Number: 041-031-018  
 Application Number: MST2013-00424  
 Owner: Joanne Gronquist  
 Architect: Joe Ewing  
 Applicant: Trish Allen

(This is a revised project description. Proposal for 494 square foot of first floor additions with a new entry stairway and a 194 square foot second floor addition to an existing 1,286 square foot single-family residence with a detached 334 square foot garage and 237 square feet of detached accessory space. The project also includes demolition of an "as-built" 37 square feet addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations to the dwelling, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet, located on an 8,600 square foot parcel in the Hillside Design District is 75% of the required floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for requested zoning modifications. Project will address violations in ZIR1999-01169.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 071-15.)**

**FINAL REVIEW****B. 456 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-036  
 Application Number: MST2014-00491  
 Owner: Bradley Vernon  
 Architect: Michael Holliday

(Proposal to construct a new single-family residence on a vacant lot. The previous dwelling on the parcel was destroyed in the Tea Fire. The project will comprise a 1,669 square foot, two-story, single-family residence with an attached 562 square foot two-car garage. It also includes 331 cubic yards of cut and 8 cubic yards of fill grading. The proposed total of 2,231 square feet on an 8,431 square foot lot in the Hillside Design District is 67% of the required maximum floor-to-lot area ratio [FAR].)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program prior to Final Approval.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 1911 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-006  
 Application Number: MST2015-00309  
 Owner: Kaye Swanson,  
 Applicant: Vanguard Planning LLC

(Proposal to permit an as-built trellis at the front entry, and as-built decks and trellis in the rear yard of an existing two-level, single-family residence in the Hillside Design District. The project includes removal of portions of the rear deck greater than 36" in height within the required open yard, and greater than 10" within required interior setbacks, and the removal of the as-built bar sink at lower level. The project will address violations identified in enforcement case ENF2014-00161 and Zoning Information Report ZIR2014-00161.)

**(Project Design Approval and Final Approval are requested.)**

**NEW ITEM****D. 3045 FOOTHILL RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-093-006  
 Application Number: MST2016-00205  
 Owner: Mathers-Winn Family Trust  
 Contractor: Wes Grieger

(Proposal to demolish an existing block wall and footing at the front of the property and construct a new 6 feet 6 inch high masonry wall with gray slumpstone for an existing single family dwelling.)

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

**PROJECT DESIGN REVIEW****E. 3416 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-081-001  
Application Number: MST2015-00572  
Owner: Kechejian-Schoolfield Rev Trust  
Architect: Peter Becker

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations and, a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio [FAR]. The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

**(Project Design Approval is requested.)**