



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, August 1, 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  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KATIE MAMULSKI, Planning Technician  
KATHLEEN GOO, 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. 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 consent 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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 Katie Mamulski, 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**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 3308 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, July 28, 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.

## **REVIEW AFTER FINAL**

### **A. 3435 MARINA DR**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-005  
 Application Number: MST2013-00281  
 Owner: Charles Rudd  
 Architect: Paul Zink

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio [FAR]. The project includes Planning Commission review for a Coastal Development Permit.)

**(Review After Final is requested for the removal of living room fireplace/chimney, addition of exterior fireplace, window location changes/additions, alternate trellis detail, addition of an elevator, revised master floor plan and new skylights.)**

**NEW ITEM****B. 2141 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-011  
Application Number: MST2016-00200  
Owner: Brown Family Survivor`S' Trust  
Applicant: Adam Brown

(Proposal to abate violations of ENF2016-00153 for as-built changes to a single family home. As-built changes include a new electrical sub-panel, replacement of door with as-built french doors, an 84 square foot landing and converted garage space. No new construction is proposed. The proposed total of 3,031 square feet on a 15,000 square foot lot is 70% of the guideline maximum floor to-lot-area ratio [FAR].)

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

**NEW ITEM****C. 2446 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 051-150-006  
Application Number: MST2016-00293  
Owner: Barbara S. Adams 2014 Revocable Trust  
Engineer: Windward Engineering

(Proposal to add 105 square feet by enclosing an outdoor courtyard space at an existing one-story, 3,202 square foot, single-family residence with an attached 641 square foot two-car garage. The project includes constructing a new covered front porch, repaving an existing driveway with permeable pavers, replacing the decorative rock veneer from the front elevation with wood siding to match the rest of the exterior, relocating the side entry, new spa, new garage doors, and adding, removing, and relocating window openings. It also includes removing a shed from the rear setback behind the garage, the unpermitted built-in barbeque from the rear setback, the unpermitted raised deck in the front yard, and an exterior sink on the west elevation. The proposed total of 3,948 square feet of development on a 23,678 square foot lot is 84% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00443.)

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

**NEW ITEM****D. 2510 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-423-009  
Application Number: MST2016-00304  
Owner: Michael and Kimberly Mason  
Contractor: Spieler Construction, Inc.

(Proposal to replace the existing wood exterior railing with new cable railing, and replace the existing shade structure material with a new steel and shade cloth material located at the existing upper level deck. The proposal also includes enclosing the area under the existing stairs for a storage area and improving its finishes by applying a smooth coat of stucco over the existing stucco, changing the stucco color and applying a hardyboard shiplap siding over the existing T-111 siding located at the south elevation. New ceiling electrical boxes at each upstairs bedroom are also proposed for future fans. The project also proposes a remodel of the first floor bathroom and laundry room. The proposed total of 2,832 square feet on a 10,140 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor to-lot-area ratio [FAR].)

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

**NEW ITEM****E. 825 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 031-071-021  
Application Number: MST2016-00326  
Owner: Brian Tseng-Liang Hung

(Proposal to abate violations of ZIR2015-00427 including demolition of the "as-built" carport, remove A/C condenser, relocate washer and dryer to utility room, excavate 130 square feet at laundry room, install 140 linear feet of french drains, replace one window, minor repairs, and extend an existing 178 square foot upper level deck by 2 feet, resulting in a 64 square foot deck addition. The wood railing would be replaced with metal posts and cable. The parcel is developed with an existing two-story, 2,975 square foot single family residence. The proposed total of 2,975 square feet on a 13,708 square foot lot in the Hillside Design District is 71% of the maximum allowable floor to-lot-area ratio [FAR].)

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