



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Note: This is a Special Tuesday meeting date.**

**Tuesday, January 19, 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:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

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

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, 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. 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 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, January 14, 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.

## **FINAL REVIEW**

### **A. 1304 CRESTLINE DR**

**E-1 Zone**

Assessor's Parcel Number: 049-251-001  
 Application Number: MST2015-00385  
 Owner: Joseph C. Weber Revocable Trust  
 Architect: Sherry & Associates

(Proposal to demolish 151 square feet of the first floor to construct a 280 square feet of first-story addition, 227 square foot second-story addition, two new roof decks, and to convert 2 square feet of the master bedroom to deck area at an existing 2,313 square foot, two-story, single-family residence with an attached 415 square foot, two-car garage. The proposal includes new solar tubes, a new trellis, roof alterations, and an interior and exterior remodel of the dwelling. The proposed total of 3,082 square feet on a 9,756 square foot lot in the Hillside Design District is 81% of the required floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2008-00067.)

**(Final Approval is requested.)**

**CONTINUED ITEM****B. 201 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-027  
Application Number: MST2015-00589  
Owner: Brooks M. London  
Applicant: Joe Steuer

(Proposal to convert the existing 564 square foot garage to storage and construct a new 730 square foot three-car garage and construct a 464 square foot addition to the existing 3,985 square foot one-story single-family residence. The proposed total 5,743 square feet, located on a 24,829 square foot lot in the Hillside Design District, is 121% of the guideline floor-to-lot area ratio (FAR).)

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

**PROJECT DESIGN AND FINAL REVIEW****C. 750 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-181-009  
Application Number: MST2015-00359  
Owner: Nicholas A. Sanford  
Designer: Allan McComb

(Proposal to permit an "as-built" extension of a raised deck, wrapping around the south and east elevations of an existing 1,696 square foot single-family residence with a 348 attached two-car garage below. This project includes Staff Hearing Officer review for requested zoning modifications to allow the "as-built" deck to encroach into the required front and interior setbacks. This project will address violations in Zoning Information Report ZIR2015-00108.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 073-15.)**