



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 6, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**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

**STAFF:**  
Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without 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 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 agenda reviewing member of the SFDB may refer items to the Full Board for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. 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.

**APPEALS:** 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, March 2, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### **PLEASE BE ADVISED**

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.

### **FINAL REVIEW**

#### **A. 2439 SANTA BARBARA ST**

**E-1 Zone**

Assessor's Parcel Number: 025-081-014

Application Number: MST2016-00568

Owner: Raymond and Susanne Karam

Architect: Chris Cottrell

(Proposal to add a 94 square foot front entry addition to an existing 2,658 square foot, one-story, single-family dwelling with a 427 square foot attached two-car garage. The project includes a replacement of the existing composition shingle roof with a new standing seam metal roof, the addition of a pergola and deck at the rear, a new fireplace and the replacement of an existing fence. The proposed total of 3,179 square feet on a 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed January 23, 2017.)**

**CONTINUED ITEM****B. 1509 EUCALYPTUS HILL RD R-2 Zone**

Assessor's Parcel Number: 015-242-017  
Application Number: MST2017-00005  
Owner: Michelle Bevis  
Architect: Robert Pester

(The proposed project is requesting an Administrative Zoning Exception for an "as-built" wall and fence combination along the front and the south west interior property lines to exceed 8" in height. The combined total height of the wall is 10'-6". Project will address violation in ENF2016-01562 and requires a Public Works Encroachment Permit.)

**(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 required for consistency with neighborhood character. Project requires Public Works approval and was last reviewed February 27, 2017.)**

**NEW ITEM****C. 453 VISTA DE LA PLAYA E-1/PUD Zone**

Assessor's Parcel Number: 035-200-033  
Application Number: MST2017-00077  
Owner: Sean Ezell  
Agent: Mark Morando

(Proposal to permit the "as-built" changes to the existing one-story single family residence including window replacements in the kitchen and two windows at rear of house, on-demand water heater, exterior stucco, new front door and new copper gutters and downspouts. The proposed total of 1,654 square feet on a 2,214 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2015-0414 and ENF2015-00745.)

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

**NEW ITEM****D. 2928 ARRIBA WAY A-1 Zone**

Assessor's Parcel Number: 023-080-008  
Application Number: MST2017-00075  
Owner: Tine F. Sloan

(Proposal to permit "as-built" site walls, 400 cubic yards of site grading and the removal of un-permitted patio elements at the existing two-story single family residence. No new square footage is proposed to the existing single family residence located in Hillside Design District. Project will address violations in ENF2016-01461 and ENF2016-01773.)

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

**NEW ITEM****E. 2111 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-017

Application Number: MST2017-00079

Owner: Ada E. Holcombe Trust

(Proposal to remodel an existing 2,734 square foot single family residence with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, an addition of a new framed patio cover, repainting and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. No new square footage is proposed. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

**(Action may be taken if sufficient information is provided. Project requires Coastal Review.)**