



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 16, 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*  
Lisa James  
Joseph Moticha  
Robert Richards

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

### STAFF:

Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Krystal M. Vaughn, 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. 7543. 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, October 12, 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.

### **REVIEW AFTER FINAL**

#### **A. 1011 ARBOLADO RD**

**RS-15 Zone**

Assessor's Parcel Number:	019-241-023
Application Number:	MST2015-00623
Owner:	Andrew J. Wilson
Architect:	Thompson-Naylor

(This is a revised project description. Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer approval was granted for zoning modifications for encroachments into the required front and interior setbacks and to allow an accessory building in the front yard.)

**(Review After Final is requested for a redesigned garage, floor plan reconfiguration, and new windows. Project must comply with Staff Hearing Officer Resolution No. 021-16. Project was last reviewed September 5, 2017.)**

**REVIEW AFTER FINAL****B. 511 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-011  
Application Number: MST2014-00149  
Owner: John Park  
Architect: The Cearnal Collective, LLP

(Proposal to construct a 4,656 square foot, one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

**(Review After Final is requested for a revised landscape plan. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed August 21, 2017.)**

**FINAL REVIEW****C. 124 PALISADES DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-013  
Application Number: MST2017-00418  
Owner: Robert Pungello  
Applicant: Tony Xiques

(Proposal to construct a new 523 square foot second-story deck on an existing 1,738 square foot, two-story single-family residence with an attached 465 square foot two-car garage. The existing total of 2,203 square feet of development on an 8,276 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed August 14, 2017.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1609 MOUNTAIN AVE****RS-6 Zone**

Assessor's Parcel Number: 043-201-009  
Application Number: MST2016-00256  
Owner: Kyle T. Phillips & Jennie L. Jacobs  
Applicant: Tony Xiques

(Proposal to legalize an "as-built" 134 square foot one-story addition at the rear of the dwelling and to permit an "as-built" 48 inch high fence and gate at the front of property to an existing 1,005 square foot single-family dwelling with a detached 190 square foot garage. The proposed total of 1,329 square feet on a 5,000 square foot lot is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Height exception is required to allow the over height fence at the property. Staff Hearing Officer approval was granted to allow the "as-built" addition to encroach into the required Open Yard area. The project will address violations outlined in a Zoning Information Report (ZIR2015-00565).)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 058-16. Project was last reviewed July 5, 2016.)**

**CONTINUED ITEM****E. 271 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-001  
Application Number: MST2017-00605  
Owner: Gregory St. Clair  
Agent: Ellen Bildsten

(Proposal for alterations to an existing two-story single residential unit. Alterations include extending the front door landing and handrails, adding an eyebrow roof above the garage door, new garage door, new windows and doors, three new skylights, new siding, and re-roofing. The existing total of 1,616 square feet of development on a 6,534 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)**

**NEW ITEM****F. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012  
Application Number: MST2017-00652  
Owner: Porter Family Trust  
Architect: John Beauchamp

(Proposal for minor repairs and improvements to an existing one-story single-unit residence and detached garage located in the Hillside Design District. The proposed project consists of the replacement of existing windows and doors, removing an existing fireplace at the rear facade for a new window opening, and adding a new entry trellis. No new square footage is proposed.)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)**

**NEW ITEM****G. 812 ALSTON LN****RS-25 Zone**

Assessor's Parcel Number: 015-120-023  
Application Number: MST2017-00655  
Owner: Walter K. Moore Revocable Trust

(Proposal to remodel the existing 14 x 28 foot pool and 6 x 8 foot spa of a single residential unit located in the Hillside Design District. The proposed project also includes a new pool equipment enclosure of approximately 22 linear feet, new automatic pool cover, pool equipment, and 1,815 square feet of concrete paving.)

**(Comments Only. Project requires Environmental Assessment and must comply with Tier 3 Storm Water Management Program.)**

**NEW ITEM****H. 11 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-120-001  
Application Number: MST2017-00653  
Owner: Leanne Baker Separate Property Trust

(Proposal to enclose the existing breezeway in an existing 1,780 square foot residence with an attached 438 square foot two-car garage and 313 square foot guest room. The project includes new and replaced doors and windows, a new roll-up garage door, replacement of the stucco on the front elevation with board and batten siding, exterior paint alterations, and a new LED light fixture above the garage. The project also includes a reconfiguration of interior spaces. The proposed total of 2,912 square feet of development on a 33,930 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)**