



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 13, 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, November 9, 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. 3416 MARINA DR**

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

Assessor's Parcel Number:	047-081-001
Application Number:	MST2015-00572
Owner:	Kechejian-Schoolfield Revocable Trust
Architect:	Tom Henson

(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.)

**(Review After Final is requested for revisions to the driveway configuration, landscape alterations, and window changes.)**

**CONTINUED ITEM****B. 80 CHASE DR****RS-1A/RS-15 Zone**

Assessor's Parcel Number: 015-020-015  
Application Number: MST2017-00718  
Owner: Hari Mahadevan  
Applicant: Ken Dickson

(Proposal to construct a new 4 foot tall retaining wall 12 feet back from the front property line to stabilize the existing single residential unit above. There are no proposed alterations to the existing single residential unit.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed November 6, 2017.)**

**NEW ITEM****C. 817 ARGUELLO RD****RS-15 Zone**

Assessor's Parcel Number: 027-151-017  
Application Number: MST2017-00739  
Owner: Erwin A. Nobbe Hermine, Trustees  
Designer: Victor Padilla

(Proposal to permit the unpermitted conversion of a 440 square foot carport to a garage that faces the street. The proposal also includes a new 30" door added to the west elevation. There are no proposed alterations to the existing single residential unit.)

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

**NEW ITEM****D. 1551 SYCAMORE CANYON RD****RS-1A Zone**

Assessor's Parcel Number: 019-320-034  
Application Number: MST2017-00742  
Owner: Gregory/Brenda Nielsen

(Proposal to re-roof an existing one-story single residential unit. The proposal includes removing the existing "Resawn Shake" color composition shingle roof and replacing with a new "Weathered Wood" color CertainTeed shingle roof.)

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