



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, June 23, 2014**

**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  
JAIME PIERCE  
DENISE WOOLERY  
JIM ZIMMERMAN

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** BRUCE BARTLETT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, June 19, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

## **PROJECT DESIGN AND FINAL REVIEW**

### **A. 1109 LAS OLAS AVE**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-007  
Application Number: MST2014-00250  
Owner: Thomas Chadwick Carty  
Architect: James Zimmerman

(Proposal to convert an existing 336 square foot detached garage into habitable accessory space, add 77 square feet to the main building, and create two new uncovered parking spaces at an existing 1,943 square foot residence. The project also includes a new deck and patio in the rear yard. The proposal of 2,020 square feet on a 7,760 square foot lot is 65% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval requested.)**

**FINAL REVIEW****B. 1901 CIELITO LN****A-1 Zone**

Assessor's Parcel Number: 021-082-007  
Application Number: MST2014-00119  
Owner: Kenneth M. Rosenzweig  
Architect: Roderick Britton

(Proposal to construct a 354 square foot first floor addition and a 942 square foot lower level addition to an existing 1,878 two-story, single-family residence with a 332 square foot attached carport. The proposal also includes additions, an expanded deck, and conversion of 220 square feet of an existing 858 square foot detached art studio to a two-car garage. The proposal includes construction of new gabled and asphalt shingled roofs on the dwelling and the art studio, interior remodels of both buildings, and exterior site work. The proposed total of 4,202 square feet, located on a one-acre lot in the Hillside Design District, is 85% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested.)**

**PROJECT DESIGN REVIEW****C. 1025 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-004  
Application Number: MST2014-00118  
Applicant: Peter Doctors  
Owner: William Koonce

(Proposal to permit site improvements that include as-built concrete block walls of up to six feet tall and that cumulatively exceed the eight foot height limit for walls located in the 35 foot front yard setback, and an as-built fountain in the front yard setback. The project also includes removal of a trellis and trash containers in the interior setback, and construction of a new concrete wall of up to six feet tall in the front yard of an existing single family residence on a 27,157 square foot lot in the Hillside Design District. This proposal will address violations identified in enforcement case ENF2013-001241. Staff Hearing officer review is requested for a zoning modification to allow the a fountain in the setback.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and wall height standards per SBMC 28.87.170.)**