



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, January 11, 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  
                 GABRIELE COOK, Recording 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 07, 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.

## **NEW ITEM**

### **A. 1215 DE LA GUERRA RD**

**E-3 Zone**

Assessor's Parcel Number: 031-071-003  
Application Number: MST2015-00615  
Owner: Bogdan/Taylor Family Trust  
Engineer: Windward Engineering

(Proposal to construct a new 215 square foot deck with guardrail, and to install new windows, doors, and a skylight for a remodel of an existing 1,769 square foot, one-story, single-family dwelling with a 424 square foot detached two-car garage in the Hillside Design District. The project includes Staff Hearing Officer review for a requested zoning modification to allow the deck to be closer than the required 5 foot minimum distance between main and accessory buildings.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)**

**REVIEW AFTER FINAL****B. 2405 STATE ST****E-3 Zone**

Assessor's Parcel Number: 025-071-012  
 Application Number: MST2014-00418  
 Owner: Dan Underwood  
 Architect: Bill Wolf

(Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for revisions to windows.)**

**FINAL REVIEW****C. 523 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-008  
 Application Number: MST2014-00212  
 Owner: Gina Y. Han  
 Applicant: Ali Jeevanjee  
 Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR) and includes Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 14-242.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1937 ROBBINS ST****R-1 Zone**

Assessor's Parcel Number: 043-072-015  
 Application Number: MST2015-00368  
 Owner: Charles H. Love  
 Architect: Jason Grant

(Proposal to demolish an existing 395 square foot detached two-car garage to an existing 1,300 square foot single-family residence and construct a new detached 455 square foot two-car garage with 455 square feet of accessory space above it. The proposed total of 2,210 square feet on 6,789 square foot lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project includes removal of a greenhouse from the required setback and will address a violation in Zoning Information Report ZIR2002-00654.)

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

**FINAL REVIEW****E. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046  
Application Number: MST2015-00332  
Owner: Marshall & Turner  
Architect: The Cearnal Collective, LLC

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested for site fencing and landscaping only.)**