



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, February 8, 2016**     **David Gebhard Public Meeting Room: 630 Garden Street**     **11:00 A.M.**

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**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
    BRIAN MILLER, *Vice-Chair*  
    BERNI BERNSTEIN  
    LISA JAMES  
    JOSEPH MOTICHA  
    JAIME PIERCE  
    DENISE WOOLERY

**CITY COUNCIL LIAISON:**     JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:**     ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**     MIKE JORDAN

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
    DAVID ENG, Planning Technician  
    KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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### 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 § 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, February 4, 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.

## **REVIEW AFTER FINAL**

### **A. 3635 CAMPANIL DR**

**A-1 Zone**

Assessor's Parcel Number: 047-101-002  
 Application Number: MST2014-00158  
 Owner: Philip Palumbo & Loyce Clark  
 Architect: Brett Ettinger  
 Contractor: Bennett Construction & Development

(Proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 406 square foot square storage room to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio [FAR]).

**(Review After Final is requested to relocate an electrical meter and panel near the front lot line, and to screen it with vegetation and decorative doors.)**

**NEW ITEM****B. 1733 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-090-016  
Application Number: MST2016-00038  
Owner: George Wood  
Architect: Peter Becker  
Applicant: Terry Holt

(Proposal for a 278 square foot first-floor addition to an existing 3,425 square foot, two-story, single-family residence with an attached 409 square foot, two-car garage and 42 square foot storage closet. The proposal includes a new 6-foot tall driveway gate. The proposed total of 4,154 square feet on a 26,739 square foot lot in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address a building violation in ZIR2015-00571.)

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

**NEW ITEM****C. 1246 W MICHELTORENA ST****A-1 Zone**

Assessor's Parcel Number: 041-120-040  
Application Number: MST2016-00036  
Owner: Ellen T. Knill  
Designer: Mark Morando

(Proposal to demolish and remove access to 849 square feet of unpermitted habitable area in the crawl space of an existing 3,851 square foot single-family residence in the Hillside Design District. The project includes permitting an "as-built" barbecue and counter and outdoor fireplace, and removal of a portable spa and associated utilities. No exterior alterations are proposed to the existing single-family residence and attached garage are proposed. This project will address violations in Enforcement Case ENF2014-01040 and Zoning Information Report ZIR2014-00474.)

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