



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, September 9, 2013

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, Commission Secretary

Website: 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. If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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 Planning Division at (805) 564-5470, extension 4577. 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, September 5, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at 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.

NEW ITEM

A. 939 ALEEDA LN A-2 Zone

Assessor's Parcel Number: 015-070-012
 Application Number: MST2013-00366
 Owner: Lee Stevens Separate Property Trust
 Architect: Stephanie Poole

(Proposal for an "as-built" 116 square foot one story addition, to replace 5 aluminum windows with 5 vinyl windows, replace the garage door, replace entry doors, replace two windows with French doors and to replace an aluminum sliding door with French doors to an existing single family dwelling with an attached two-car garage.)

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

NEW ITEM

B. 1291 W MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-050-037
 Application Number: MST2013-00357
 Owner: Allison Armour-Wilson
 Applicant: Myles Steimle
 Engineer: Pool Engineering, Inc.

(Proposal to construct a new in ground pool and spa to total 585 square feet in area located on a 3.04 acre lot in the Hillside Design District. The proposal includes a new, 5-foot tall, black, vinyl-coated, chain-link security perimeter fence and gate, new pool equipment, and approximately 50 cubic yards of grading. There is an active building permit (BLD2012-00857) to construct a new single-family residence, detached garage, detached accessory structure, and barn.)

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

NEW ITEM**C. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-035
Application Number: MST2013-00350
Owner: Alan Glink
Designer: Steve Willson
Landscape Architect: Yardy Design

(Proposal to seek a new approval of a previously approved and subsequently expired project (MST2009-00506). Proposal to demolish the existing single-family residence and garage and construct a 2,861 square foot, one-story, single-family residence, and an attached, 408 square foot, two-car garage, located on a 15,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposal includes a 330 square foot, detached accessory building, and a 237 square foot workshop, attached to the garage, new site walls, fences, and landscaping. The proposed total of 3,836 square feet is 88% of the guideline floor-to-lot area ratio (FAR).)

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

NEW ITEM**D. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
Application Number: MST2013-00351
Owner: Wendy M Edmunds
Designer: Kris Kirkelie

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of requested zoning modifications.)

PROJECT DESIGN AND FINAL REVIEW**E. 1218 E DE LA GUERRA ST****E-3 Zone**

Assessor's Parcel Number: 031-132-003
Application Number: MST2013-00008
Owner: Ray S. Goodner Revocable Trust
Architect: Gary Jensen

(Proposal to construct a new 405 square foot second story addition and a new 174 square foot ground level accessory building to an existing 1,491 square foot single-family residence and an attached 390 square foot two-car garage. The proposal includes the removal of an existing palm tree and a new four-foot tall wrought iron gate across the driveway. The proposed total of 2,460 square feet, located on a 10,000 square foot lot in the Hillside Design District, is 66% of the required floor-to-lot area ratio (FAR).)

(Project Design and Final Approval are requested.)

REVIEW AFTER FINAL**F. 1702 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-480-061
 Application Number: MST2005-00020
 Owner: Vista Oceano La Mesa Venture, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates
 Landscape Architect: Arcadia Studio

(Proposal for revisions to the previously approved project to include enclosing a 400 square foot covered porch into a new family room, adding a new fire place and chimney, adding four new high windows and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story, single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposals results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for alterations to pool and spa location, revised associated pool hardscape and site landscaping.)

REVIEW AFTER FINAL**G. 3232 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-102-028
 Application Number: MST2012-00469
 Owner: Compton Family Trust
 Architect: Jeffrey Berkus
 Contractor: Young Construction
 Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.)

(Project Design and Final Approvals are requested. Project must comply with Staff Hearing Officer Resolution No. 051-13.)

NEW ITEM**H. 1207 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-192-006
 Application Number: MST2013-00361
 Owner: Steven T. Kiehn
 Applicant: Ventura Pools

(Proposal to construct an in-ground swimming pool, automatic pool cover, spa, pool equipment and 80 cubic yards of cut grading to a property with an existing single family dwelling with an attached garage in the Hillside Design District.)

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