



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, November 18, 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

GABRIELE COOK, 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, November 14, 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.

REVIEW AFTER FINAL

A. 856 FERRELO PL

E-1 Zone

Assessor's Parcel Number: 029-330-011
 Application Number: MST2012-00397
 Owner: Nan Zhou
 Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and 'as-built' patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

(Review After Final revision to remove SFDB condition of approval to remove plaster from the existing stone wall.)

REVIEW AFTER FINAL**B. 1220 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-020
 Application Number: MST2012-00441
 Owner: 1220 Shoreline Drive, LLC

(Proposal for a 447 square foot first-floor addition, a 331 square foot second-story addition, and exterior remodel to an existing 1,443 square foot one-story single family residence and attached two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot, in the appealable jurisdiction of the Coastal Zone, is 85% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit (Resolution No. 011-10).)

(Review After Final to reduce the previously approved first floor addition by 142 square feet. The revised project requires a Substantial Conformance Determination.)

FINAL REVIEW**C. 1120 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-001
 Application Number: MST2013-00225
 Owner: Thomas Dean Craveiro
 Agent: Morando Design

(Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,374 square feet is 85% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval requested.)

NEW ITEM**D. 711 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-101-007
 Application Number: MST2013-00468
 Owner: Floppy Trust
 Designer: John Forbyn
 Engineer: Kevin Vandervort

(Proposal to construct a 108 square foot one-story addition to an existing 1,345 square foot, one-story, single-family residence with an attached, 412 square foot, two-car garage. The proposal includes a 14 square foot garage addition, a new roof, remove and replace the driveway and patio, window and door alterations, and 145 cubic yards of grading. The project will address zoning violations identified in ZIR2011-00126 to include the removal of the "as-built" skylights and trellis, and over-height hedges. The proposed total of 1,879 square feet, located on a 13,503 square foot lot in the Hillside Design District, is 45% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)