



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, January 6, 2014 **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, December 19, 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. 2111 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-026
 Application Number: MST2009-00173
 Owner: Taylor Tatman
 Architect: Christine Pierron
 Engineer: Morgan Jones
 Contractor: Thomas Bortolazzo Construction

(Proposal to rebuild a 2,878 square foot two-story single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

(Review After Final for "as-built" material change of the exterior siding from hardiboard to stucco.)

PROJECT DESIGN AND FINAL REVIEW**B. 1426 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-002
 Application Number: MST2013-00387
 Owner: Peyton Evans Revocable Trust
 Applicant: Brian Miller
 Contractor: Dan George

(Proposal to permit the 'as-built' trellis roof structure and skylight, located between the existing, 1,981 square foot, two-story single-family residence and the 294 square foot, one-car garage, and convert the existing storage area into a laundry room. The proposal also includes alterations to the detached, 604 square foot, garage/accessory structure to include replacing the 'as-built' double French doors with a new vehicular access garage door, adding a new trellis element, and three new skylights. The proposal includes review by the Staff Hearing Officer for requested zoning modifications. No alterations are proposed to the existing residence. The proposal will address violations identified in enforcement case ENF2012-01023. A building permit has been issued to address violations identified in ENF2010-01661.)

(Project requires compliance with Staff Hearing Officer Resolution No. 080-13.)

CONTINUED ITEM**C. 4132 HIDDEN OAKS RD****PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-006
 Application Number: MST2013-00384
 Owner: Garrett Reynolds
 Agent: Suzanne Elledge Planning Permitting Services
 Applicant: California Pools
 Engineer: Pool Engineering, Inc.

(Proposal for a new 30' x 15' pool with an attached 7' x 7' spa and 450 square feet of new decking around the pool and spa. The existing 29,000 square foot lot is located within the Hillside Design District and developed with an existing single-family residence. The proposal includes 80 cubic yards of excavation and will retain all existing trees.)

(Action may be taken if sufficient information is provided. The plans must provide compliance with the arborist report conditions and the conditions of the original Planned Unit Development (PUD) application.)

NEW ITEM**D. 2618 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-283-026
 Application Number: MST2013-00516
 Owner: Ole and Monique Mikkelsen
 Architect: Roberts Design Group

(Proposal to permit an "as-built" six-foot tall wood fence and for a proposed eight-foot tall wood rear fence. The project includes Staff Hearing Officer review for requested zoning modifications for over-height fences. The existing 8,276 square foot lot is developed with a one-story, single-family residence. The proposal will address violations identified within ZIR2013-00068.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for

requested zoning modifications.)

NEW ITEM

E. 629 MIRAMONTE DR

E-1 Zone

Assessor's Parcel Number: 035-253-007
Application Number: MST2013-00517
Owner: Louis C. Pincus Living Trust
Applicant: Carl Lindberg

(Proposal to alter the existing three-car carport to enclose two carport bays into garage spaces; one bay will remain a carport. The proposal includes review by the Staff Hearing Officer for requested zoning modifications to allow alterations to a structure within the required setbacks.)

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

NEW ITEM

F. 1308 DE LA GUERRA RD

E-2 Zone

Assessor's Parcel Number: 031-142-003
Application Number: MST2013-00519
Owner: Ralph H. Luikart

(Proposal for interior and exterior alterations to an existing 3,090 square foot, two-story, single-family residence, located on a 10,800 square foot lot within the Hillside Design District. Exterior changes include: minor façade alterations; door and window alterations; improvements to existing site walls, patio and stairs; and replacement of hand-rails at the lower deck. the proposal will address violations identified within enforcement case ENF2013-00777.)

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

NEW ITEM

G. 1802 EL FARO

E-3/SD-3 Zone

Assessor's Parcel Number: 045-021-017
Application Number: MST2013-00520
Owner: Collin and Odelliah Greene
Applicant: Mark Morando

(Proposal to permit a 6-foot tall wood fence and gate to exceed 42-inches in height, located within the remaining front yard, along El Faro. The proposal also includes removing the trellis and reducing the over-height vegetation to comply with the maximum 42-inch height requirement within the required setbacks. The existing 6-foot tall fence along Lighthouse Road received a zoning modification in 1978 to allow it to exceed the maximum 42-inches in height. The existing 8,970 square foot parcel is developed with a one-story, single-family residence. The proposal will address violations identified within ZIR2012-00590.)

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