



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, January 27, 2014

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*

BRIAN MILLER (Consent Calendar Architecture Representative), *Vice-Chair*

BERNI BERNSTEIN

LISA JAMES (Consent Calendar Landscape Representative)

JAIME PIERCE (Consent Calendar Landscape Representative)

DENISE WOOLERY

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, January 23, 2014, 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: Kevin Vandervort

(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" alterations to the style and exterior materials, including a change of the exterior siding from hardiboard to stucco, "as-built" roof material change to S-tiles, an "as-built" master bedroom addition (conversion of covered deck to habitable) and a new Juliette balcony, revised windows, and revised railing materials.)

PROJECT DESIGN AND FINAL REVIEW**B. 2302 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-342-010
Application Number: MST2013-00393
Owner: Louise Lucena Living Trust
Architect: Paul Zink

(Proposal for minor site alterations, a total of 78 square feet of additions, minor exterior alterations and interior remodel to an existing, 1,186 square foot, one-story, single-family residence, located on a 5,873 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposal includes a 34 square foot addition to the residence, a 44 square foot storage addition, replace the existing windows and roof with new, add a new deck, replace the existing asphalt driveway with pavers, and replace an existing fence with a new 5-foot wood fence located along Mohawk Road. The proposal includes review by the Staff Hearing Officer for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 077-13.)

NEW ITEM**C. 1712 ANACAPA ST (ORIGINAL PARCEL)****R-2 Zone**

Assessor's Parcel Number: 027-111-014
Application Number: MST2014-00030
Owner: 1712 Anacapa Street, LLC
Architect: April Palencia

(Proposed alterations to an existing, two-story, single-family residence, located on parcel one fronting Anacapa Street, of a three-lot subdivision approved by Planning Commission on October 8, 2009. The alterations include the replacement of doors and windows, replacement of the garage door, adding new French doors with sidelites at the dining and living rooms, and new French doors at the master bedroom. Other alterations include painting the residence, removal of the trellis, trellis roof and patio wall, and the existing pantry door, and adding a new landing and steps at the living room doors. The project requires compliance with Planning Commission Resolution No. 040-09.)

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