



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 7, 2014

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
AMBER FLEMMINGS, 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. 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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at 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: 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 SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at SFDBSecretary@SantaBarbaraCA.gov. 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, April 3, 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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: SFDBSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

FINAL REVIEW

A. 711 CIRCLE DR

R-1 Zone

Assessor's Parcel Number: 013-101-007
 Application Number: MST2013-00468
 Owner: Floppy Trust
 Designer: Brian Miller
 Engineer: Kevin L. Vandervort

(Revised proposal to construct a 201 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 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. The proposed total of 1,958 square feet, located on a 13,503 square foot lot in the Hillside Design District, is 47% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval requested.)

FINAL REVIEW**B. 1840 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-013
 Application Number: MST2014-00063
 Owner: Jeffrey A. Kone
 Architect: Steve Harrel

(Proposal for a minor interior remodel and exterior alterations to an existing 3,216 square foot, two-story, single-family residence with an attached two-car garage, located on a 15,681 square foot lot within the Hillside Design District. The exterior alterations include: a new trellis element on the south elevation; removal of existing doors and windows, removal and addition of door and window openings, installation of new doors and windows; replacement of the garage door; repair of the existing deck and new railings; new stucco and building color changes.)

(Final Approval requested.)

PROJECT DESIGN AND FINAL REVIEW**C. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029
 Application Number: MST2014-00038
 Owner: Robert and Tammara Stockero
 Architect: Don Swann

(Proposal for a total of 46 square feet of one-story additions and a 108 square foot interior remodel to an existing 1,687 square foot, two-story, single-family residence, with an attached, 428 square foot, two-car garage. The proposal includes requesting to permit a 259 square foot "as-built" deck and exterior stairs. The proposal will address violations listed in ZIR2013-00582. The proposed total of 2,161 square feet, located on an 11,760 square foot lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Project Design Approval and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-14.)

PROJECT DESIGN AND FINAL REVIEW**D. 3639 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-001
 Application Number: MST2014-00095
 Owner: Joseph B. Maxwell Family Trust
 Applicant: Douglas Gheza
 Contractor: Quik Response

(Proposal for a new approximately 20 square foot master bath addition, minor door and window alterations, and a new detached pergola at the front entry. The proposed development total of 3,245 gross square feet, located on a 1.35 acre lot in the Hillside Design District, is 63% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval requested.)

CONTINUED ITEM**E. 1323 CLIFF DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-041-007
Application Number: MST2013-00500
Owner: Susan Aumack
Architect: Dylan Chappell Architects

(Proposal for a complete interior and façade remodel, a partial demolition, and one- and two-story additions to an existing, 1,383 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes 612 square feet of demolition, a total of 408 square feet of one-story additions, and a new 580 square foot two-story addition, resulting in a 2,390 square foot, two-story, single-family residence, including the attached, two-car garage. The proposal includes an approximate 300 square foot second level deck. The proposed total of 2,390 square feet, located on a 6,607 square foot lot, is 84% of the required floor-to-lot area ratio (FAR). The project will address violations identified within Zoning Information Report ZIR2013-00260. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 012-14.)

CONTINUED ITEM**F. 1010 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-203-002
Application Number: MST2014-00099
Owner: David and Le Goldmuntz
Applicant: Dale Pekarek
Architect: The Fine Line
Engineer: Michael Gerenser

(Proposal to replace an existing stone wall with new, terraced retaining walls in the rear yard of an existing 5,698 square foot, single-family residence with an attached three-car garage and detached three-car carport on a 30,636 square foot lot in the Hillside Design District. The proposal includes 70 cubic yards of grading. No trees will be removed.)

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

CONTINUED ITEM**G. 726 SANTECITO DR****A-2 Zone**

Assessor's Parcel Number: 015-070-004
Application Number: MST2014-00130
Owner: James Hughes
Designer: Tony Xiques

(Proposal to replace the roofing material of an existing one-story single family residence in the Hillside Design District with two-piece mission tile. The project also proposes enclosure of an existing 176 square foot covered porch, and minor façade alterations including replacement of doors and windows, and replacement of exterior stucco. Minor site alterations include replacement of the existing asphalt driveway with permeable paving, and other landscaping. This project will address violations identified in Zoning Information Report ZIR2013-00330.)

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

CONTINUED ITEM**H. 539 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-011
Application Number: MST2014-00131
Owner: Diane Blau Trustee
Architect: Steven Pen Hsu

(Proposal for window, door, and roof alterations to the rear elevation of an existing two-story, single family home located in the Hillside Design District. The project also includes interior alterations to the existing living and dining rooms, and the relocation of the existing kitchen.)

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

NEW ITEM: PUBLIC HEARING**I. 1025 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-004
Application Number: MST2014-00118
Owner: William Koonce
Applicant: Peter Doctors

(Proposal to permit site improvements that include as-built concrete block walls of up to six feet tall and that cumulatively exceed the eight foot height limit for walls located in the 35 foot front yard setback, and an as-built fountain in the front yard setback. The project also includes removal of a trellis and trash containers in the interior setback, and construction of a new concrete wall of up to six feet tall in the front yard of an existing single family residence on a 27,157 square foot lot in the Hillside Design District. This proposal will address violations identified in enforcement case ENF2013-001241. Staff Hearing Officer review is requested for zoning modifications.)

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