



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 28, 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. 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 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 24, 2014, this Agenda was posted on the outdoor bulletin board 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. 2345 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-001
 Application Number: MST2013-00341
 Owner: Michal Smulski
 Architect: Jim Zimmerman

(Proposal to demolish the existing two-story 2,171 square foot single-family residence, and construct a two-story 2,816 square foot single-family residence, including an attached 420 square foot two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape, and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District, and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline Floor-to-lot Area Ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Final Approval requested. Requires compliance with Planning Commission Resolution No. 0006-14.)

PROJECT DESIGN REVIEW**B. 202 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-016
Application Number: MST2014-00043
Owner: Gavin Family Trust
Applicant: Shelter Architecture

(Proposal for additions and alterations to an existing 1,650 square foot one-story single family dwelling located on a 6,483 square foot parcel within the non-appealable jurisdiction of the Coastal Zone. The project will comprise the demolition of an existing 299 square foot detached one-car garage and 100 square foot detached accessory building, and the construction of a new, 463 square foot, attached two-car garage, and a 51 square foot addition to the residence. Also proposed are 46 linear feet of 4-foot tall retaining walls and 16 linear feet of 6-foot tall wooden fencing to be located in the front yard. This project will result in 2,164 square feet of development and is 77% of the required Floor-to-lot Area Ratio (FAR). There will be 115 cubic yards of grading. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 016-14.)

CONTINUED ITEM**C. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014
Application Number: MST2014-00159
Owner: Timothy Gozzano
Designer: Chava Riley

(Proposal to permit "as-built" windows and make exterior alterations including replacing the two single bay garage doors with one double bay garage door, installing new rear doors, and replacing siding with stucco on an existing 1,352 square foot home. Also proposed is the removal of a spa and deck from the interior setback. This proposal will address violations identified in Zoning Information Report ZIR2014-00105.)

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

NEW ITEM**D. 2020 FOOTHILL RD****A-1 Zone**

Assessor's Parcel Number: 021-103-023
Application Number: MST2014-00185
Owner: Roger Proksch
Architect: Pacific Architects, Inc.

(Proposal for addition and alterations to an existing one-story, single-family residence on a 57,934 square foot parcel in the Hillside Design District. The proposal comprises a 378 square foot addition to the attached two car garage allowing a new storage area at the rear, relocation of pool equipment, window and door replacement on the entire structure, new siding, new roof-mounted solar voltaic panels, and a new roof. Also proposed is a new outdoor fireplace and trellis structure.)

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