



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 14, 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, July 10, 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.

REVIEW AFTER FINAL

A. 30 ALSTON PL

A-2 Zone

Assessor's Parcel Number: 015-161-009
 Application Number: MST2014-00078
 Owner: Douglas Kaplan Revocable Trust
 Designer: Amy Von Protz

(Proposal to construct a 29 square foot first floor entry addition to an existing 2,675 square foot two-story single family dwelling with an attached 496 square foot two-car garage. The project also proposes roof alterations to accommodate a new deck and other exterior alterations. The proposed total of 3,200 square feet is 64% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final requested for a new site wall up to 8'-11" tall and doors along the front patio, a minor addition under the roof deck at the western corner of the house, a solid guardrail at the northeast corner of the roof deck, a skylight in the master bathroom, and new sidelites to the front entry door.)

CONTINUED ITEM**B. 1575 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-005
Application Number: MST2014-00294
Owner: George Pecoulas & Patricia Luscombe
Agent: Mark Morando

(Proposal to infill a portion of an existing upper-level deck with a new 25 square foot addition. The proposal involves minor door and window alterations, a new Juliette balcony, and replacement of existing "as-built" deck railings with code compliant railings. The proposal will address violations identified in ZIR2014-00080.)

(Final Approval requested.)

NEW ITEM – PUBLIC HEARING**C. 15 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-014
Application Number: MST2014-00302
Owner: Elizabeth Stegall
Architect: Amy Taylor

(Proposal to permit an "as-built" upper-level wood deck in the front and side yards of an existing 2,799 square foot two-story house on a 7,477 square foot lot in the Hillside Design District. Also included are a minor window and door alteration, and new flagstone landing and steps. The project will address violations identified in Zoning Information Report ZIR2014-00129. The project also includes Staff Hearing Officer review for requested zoning modifications.)

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

NEW ITEM**D. 3779 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-026
Application Number: MST2014-00088
Owner: Muhammad Salman Ul Haq
Landscape Architect: David Black

(Proposal to construct a new 6' tall masonry wall along the western front property line of an existing house and garage on a 8,966 square foot lot. The project also includes removal of an existing masonry wall, relocated fountain equipment, and landscaping.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

CONTINUED ITEM**E. 2101 MOUNTAIN AVE****E-1 Zone**

Assessor's Parcel Number: 043-280-030
Application Number: MST2014-00091
Owner: Sharon Landecker Living Trust
Applicant: Heidi Jones

(Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification for new uncovered parking spaces in place of a previously proposed carport.)