



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, September 22, 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
GABRIELE COOK, Interim 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4473 or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, September 18, 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. 835 CENTINELA LN

A-1 Zone

Assessor's Parcel Number: 047-102-026
Application Number: MST2014-00379
Owner: Michael and Cynthia Murphy
Architect: Dylan Chappell

(Proposal to remodel an existing 4,114 square foot, one-story single-family residence. The proposal includes exterior alterations to the front entry, roof, rear deck and stair, and a net square footage reduction of 199 square feet. The proposed total of 3,919 of development on a 38,457 square foot lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

FINAL REVIEW**B. 227 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-013
Application Number: MST2014-00117
Owner: Brummett Family Trust
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing officer review is requested for zoning modifications.)

(Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 034-14).

FINAL REVIEW**C. 108 MOHAWK RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-343-011
Application Number: MST2014-00225
Owner: Loretta F Carter
Architect: Tom Ochsner

(Proposal to demolish an existing 565 square foot single-family residence and construct a new 1,771 square foot two-story single-family residence with an attached 249 square foot one-car garage and a 161 square foot one-car carport in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,180 square feet is 81% of the required maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

CONTINUED ITEM**D. 1366 SYCAMORE CANYON RD****E-1 Zone**

Assessor's Parcel Number: 015-130-012
Application Number: MST2014-00445
Owner: Tyson Thompson
Designer: Russell Banko Design & Construction

(Proposal to construct a 169 square foot, one-story addition to an existing 1,633 square foot, one-story residence with an existing 440 square foot, attached two-car garage. The proposal includes the addition of a five-foot tall board and batten sound wall in the front yard, and a new patio and landscaping in the rear yard. The proposed total of 2,234 square feet of development on a 17,911 square foot lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**E. 1515 KNOLL CIRCLE DR****E-1 Zone**

Assessor's Parcel Number: 015-141-021
Application Number: MST2014-00440
Owner: Charles R/Maria C Curtis Living Trust
Designer: Ruben Carmona
Contractor: Stone Concepts

(Proposal to permit the "as-built" extension and cladding of an existing retaining wall of up to 4 feet tall along the front property line, and an "as-built" two-foot tall retaining wall located above and 32 inches behind the lower retaining wall. The collective heights of the retaining walls range from three and one-half feet to six feet tall.)

(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.)

FINAL REVIEW**F. 1565 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-302-003
Application Number: MST2014-00297
Owner: Mark Williams
Designer: Don Swann

(Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)