



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 9, 2015 **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
 JOSEPH MOTICHA
 JAIME PIERCE
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 § 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 4577, 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, November 5, 2015, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

FINAL REVIEW

A. 611 HOLMCREST RD

E-1 Zone

Assessor's Parcel Number: 019-331-012
Application Number: MST2015-00305
Owner: Brett Slatkin
Architect: Wade Davis Design

(This is a revised project description. Proposal to enclose a covered deck and permit an "as-built" closet at the lower floor to become 76 square feet of habitable area and to enclose a portion of a covered deck on the upper floor to become 27 square feet of habitable area. The project includes an 85 square foot upper floor addition. The additions and alterations will result in a total of 188 square feet of new additions to the existing 1,326 square foot, two-level residence with an attached one-car garage. The project also includes replacing an existing uncovered porch with a new 64 square foot front entry deck, new lower and upper floor deck extensions of 109 and 103 square feet, respectively, and new windows and doors. The proposed total of 1,514 square feet on a 5,629 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks. Violations listed in Zoning Information Report (ZIR2014-00366) will be addressed with this project.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 056-15.)

FINAL REVIEW**B. 701 ISLAND VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Owner: Petersen Family Trust
Applicant: Gregory Jenkins

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for zoning modifications to allow a conforming story-addition and a one-story addition with one new window in the required front setback and to allow a conforming two-story addition and alterations to the dwelling with three new windows in the required south interior setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 042-15.)

FINAL REVIEW**C. 1721 GILLESPIE ST****R-2 Zone**

Assessor's Parcel Number: 043-174-008
Application Number: MST2015-00534
Owner: Cameron Clark
Architect: Studio XYZ-DNA

(Proposal to demolish the existing second floor roof and raise plate to meet building code, and to construct a new roof with three dormers. The project includes centering the front door at lower level and removing the adjacent window, and installing new and relocated windows.)

(Final Approval is requested.)

NEW ITEM**D. 1502 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-014
Application Number: MST2015-00542
Owner: Todd H. Mesnik
Contractor: Quality Roofing of S.B., Inc.

(Proposal to replace shake lite roofing with Boral Claylite "S" tile on an existing single-family residence in the Hillside Design District. 2-piece mission clay tile starter rows with booster tiles and mortar are proposed along the perimeter of the roof eaves. Additional booster tiles with mortar will be implemented on 10% of the roof field.)

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

NEW ITEM**E. 841 DE LA GUERRA TERR E-1 Zone**

Assessor's Parcel Number: 031-071-011
Application Number: MST2015-00544
Owner: Vijay Sharma
Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

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

NEW ITEM**F. 2118 MOUNT CALVARY RD A-1 Zone**

Assessor's Parcel Number: 021-081-002
Application Number: MST2015-00535
Owner: Ornella Faccin
Applicant: Diana Kelly
Architect: Becker Studios, Inc.

(Proposal to remodel the existing 4,442 square foot, one-story, single-family residence including an attached 453 square foot accessory structure, and a detached 625 square foot two-car carport. The proposal involves demolition of a 150 square foot unpermitted sunroom, the demolition of the existing detached carport, and construction of a new 687 square foot detached three-car garage and new open trash enclosure at the rear of the garage. The project also includes draining and decking over the existing pool and spa in the rear yard. The proposed total of 5,583 square feet on a 2.17 acre lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal will address all violations identified in Zoning Information Report ZIR2015-00376.)

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

FINAL REVIEW**G. 1645 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-180-092
Application Number: MST2015-00502
Owner: James W. Keller

(Proposal to permit "as-built" repairs and 71 square feet of additions to an existing 2,365 square foot, two-story, single-family residence in the Hillside Design District. The "as-built" work includes repair and reconstruction of a storage room, deck, portions of the roof, retaining walls, and patio at the rear of the house. They also include the closing off of a wall at the side entry and relocation of a door, extension of roof eaves, a new outdoor shower, kitchen wall alterations, a fire pit in the rear patio, and exterior concrete steps. The proposed total of 2,435 square feet on a 7,060 square foot lot is 83% of the required maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)