



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD REVISED CONSENT AGENDA

Monday, September 19, 2016 **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
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATIE MAMULSKI, Planning Technician
 KATHLEEN GOO, 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 consent 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at KMamulski@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 3308 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 15, 2016, 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.

REVIEW AFTER FINAL

A. 376 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-312-021
 Application Number: MST2010-00123
 Owner: Kevin G. Cravens
 Architect: Sherry & Associates
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot, three-story, single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet, located on a 1.1 acre lot in the Hillside Design District, is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for cable railing replacement, tile cladding, steel and glass entry awning, elimination of louvered overhangs, curve configuration at concrete driveway, elimination of driveway landscape strip, new utility platform, new exterior steps to pool equipment, new terraces, new self-closing pool gate, replacement of gravel surface roofing to gravel print single membrane roofing and alterations to skylight locations and sizes.)

NEW ITEM

B. 1351 SANTA RITA CIR E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-010
 Application Number: MST2016-00260
 Owner: Juana G. Villegas
 Applicant: Anna Lehr, Allen Construction
 Engineer: Stuart Tomeny, Solid Structures

(Coastal Exemption application for an interior remodel to an existing 1075 square foot residence and a 185 square foot one-car garage. No new residential additions are proposed. The application includes reconfiguration of the existing front entry and stoop; extending the roof over the reconfigured entry to provide a covered entry; new exterior doors and windows; and a new 200 square foot composite wood deck and pergola on the south (rear) side of the residence. Also, a Zoning Exception for a 10-foot high fence in the front yard is requested.)

(Consistency with neighborhood character findings required.)

NEW ITEM**C. 507 SAN ONOFRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-302-005
Application Number: MST2016-00403
Owner: Shannon and Gary Gaston
Architect: Paul Zink

(Proposal for 336 square feet of additions to an existing two-story 1,631 square foot single-family residence with an attached 310 square foot two-car garage. The project includes an interior remodel of 320 square feet and the demolition of an existing covered patio and replacing it with a new covered patio and 220 square foot deck. The proposed total of 2,277 square feet is 62% of the maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project must comply with Tier 3 SWMP requirements.)

NEW ITEM**D. 1733 MISSION RIDGE****E-1 Zone**

Assessor's Parcel Number: 019-090-016
Application Number: MST2016-00405
Owner: George F. Wood
Landscape Architect: Earthform Design

(Proposal to construct a new 16' x 24' pool with a spa in the rear yard of an existing single-family residence. Also proposed is a permeable patio, approximately 358 linear feet of stucco faced concrete block terrace walls, 312 square feet of landscape tie steps, landscaping, sandstone firepit, 4' high fence and a 10' x 50' bocce court. Approximately 100 cubic yards of cut will be dispersed on site for the new pool.)

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

NEW ITEM**E. 453 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-311-001
Application Number: MST2016-00416
Owner: Charles M. Firestone
Designer: Andrew Hall

(Proposal for a 659 square foot expansion of an existing raised wood deck. The proposal will include a new hot tub with benches and guardrail. The 14,357 square foot lot is located in the Hillside Design District with an average slope of 18% and is developed with a 1,594 square foot single-family residence with a 440 square foot attached two-car garage and a 443 square foot wood deck.)

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

NEW ITEM**F. 1201 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-161-019
Application Number: MST2016-00418
Owner: Russ Patrick
Applicant: Eva Turenchalk
Contractor: Swan Pools West

(Proposal to construct a new in-ground 675 square foot pool, remove 140 square feet of existing concrete patio and replace with a 475 square foot stamped concrete deck around the pool. Also proposed is a new 5-foot tall wood fence and gate. No changes are proposed to the existing single-family residence.)

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