



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Note: Tuesday meeting date due to the Monday holiday.

Tuesday, September 3, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, 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 Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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 Planning Division at (805) 564-5470, extension 4577. 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, August 29, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards 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.

REVIEW AFTER FINAL

A. 734 SEA RANCH DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-104-005
 Application Number: MST2012-00241
 Owner: Graciela Carrasco-Montgomery, Living Trust
 Architect: Craig Burdick
 Engineer: Paul Spieler

(Revised proposal to construct a 255 square foot addition to an existing, one-story, 2,230 square foot, single-family residence, with an attached 518 square foot two-car garage, located on a 1.36 acre lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The revised proposal eliminates the previously approved 265 square foot, second-story addition and 500 square feet of deck area, eliminates the proposed 250 square foot carport, and retains the existing 518 square foot two-car garage. A total of 420 square feet of new decks are also proposed. The proposed total of 3,003 square feet is 58% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final to raise the ceiling height at the master bedroom and add new clearstory windows, eliminate the previously approved second floor addition, eliminate 500 square feet of second floor deck area, eliminate the proposed one-car carport, and retain the existing two-car garage.)

REVIEW AFTER FINAL**B. 616 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-003
 Application Number: MST2013-00030
 Owner: Catherine Edwardson
 Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Final Approval of details of the Review After Final.)

FINAL REVIEW**C. 521 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-009
 Application Number: MST2013-00332
 Owner: Reh Property, LLC
 Applicant: Solforce

(Proposal to install a 9.045 kW rooftop solar photovoltaic system on an existing, 751 square foot, two-story, single-family residence. Also proposed is to replace the existing 100 amp meter main panel with a new 150 amp meter main panel in the same location. The parcel is currently under construction for a new single-family residence under BLD2012-00553.)

(Final Approval of details.)

REFERRED BY FULL BOARD**D. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
 Application Number: MST2010-00193
 Owner: Chad Yonker
 Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio. The project includes Planning Commission review for a Coastal Development Permit.)

(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 014-12.)