



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, October 14, 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
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 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, October 10, 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. 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.)

(Review After Final for alterations to railing details.)

REFERRED BY FULL BOARD**B. 448 ALAN RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-072-007
Application Number: MST2013-00062
Owner: Merrill Family Living Trust
Applicant: Michael Merrill
Architect: Kurt Magness
Engineer: Dale Weber

(Proposal to demolish an existing, one-story 1,529 square foot, single-family residence and 329 square foot detached carport, and construct a new, one-story, 1,645 square foot, single-family residence and an attached, 434 square foot, two-car garage. The proposal involves a total of 3,620 cubic yards of site grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

(Final Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP).)

FINAL REVIEW**C. 526 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-026
Application Number: MST2013-00245
Owner: Paul M. G. Astbury
Designer: Hosa Design Associates

(Proposal to construct a total of 85 square feet of new one-story additions to an existing two-story, 3,420 square foot, single-family residence and attached two-car garage, located on a 1.11 acre parcel within the Hillside Design District. The proposal includes a total of 256 square feet of additions to two existing second-level decks, and a new 126 square foot ground level covered porch. The project will address violations identified within ZIR2009-00440.)

(Final Approval requested.)

NEW ITEM**D. 1426 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-002
Application Number: MST2013-00387
Owner: Evans, Peyton Revocable Trust
Applicant: Brian Miller
Contractor: Dan George

(Proposal to permit the 'as-built' trellis roof structure and skylight, located between the existing, 1,981 square foot, two-story single-family residence and the 294 square foot, one-car garage, and convert the existing storage area into a laundry room. The proposal also includes alterations to the detached, 604 square foot, garage/accessory structure to include replacing the 'as-built' double French doors with a new vehicular access garage door, adding a new trellis element, and three new skylights. The proposal includes review by the Staff Hearing officer for requested zoning modifications. No alterations are proposed to the existing residence. The proposal will address violations identified in enforcement case ENF2012-01023. A building permit has been issued to address violations identified in ENF2010-01661.)

(Comments only; project requires environmental assessment and review by the Staff Hearing officer for requested zoning modifications.)

NEW ITEM**E. 2302 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-342-010
Application Number: MST2013-00393
Owner: Louise Lucena Living Trust
Architect: Paul Zink

(Proposal for minor site alterations, a total of 78 square feet of additions, minor exterior alterations and interior remodel to an existing, 1,186 square foot, one-story, single-family residence, located on a 5,873 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposal includes a 34 square foot addition to the residence, a 44 square foot storage addition, replace the existing windows and roof with new, add a new deck, replace the existing asphalt driveway with pavers, and replace an existing fence with a new 5-foot wood fence located along Mohawk Road. The proposal includes review by the Staff Hearing officer for requested zoning modifications.)

(Comments only; project requires environmental assessment and review by the Staff Hearing officer for requested zoning modifications.)

NEW ITEM**F. 1500 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-041
Application Number: MST2013-00399
Owner: Farhad Fouladi Living Trust
Designer: Brad Merritt

(Proposal to change the exterior facade to stucco on an existing, two-story, single-family residence with an attached two-car garage, located on a 16,045 square foot parcel in the Hillside Design District. An exterior building color change is also proposed. No changes to the existing windows or decks are proposed.)

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