



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, November 25, 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, 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, November 21, 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. 1121 WALNUT AVE

R-3 Zone

Assessor's Parcel Number: 039-202-006
Application Number: MST2011-00409
Owner: Alamar Ii, LLC
Applicant: Dario Pini
Architect: Murphy and Associates

(Proposal to demolish the existing, 770 square foot, one-story, single-family residence, and construct a 1,885 square foot, two-story, single-family residence, including an attached, 400 square foot, two-car garage. The proposal includes a new 5-foot tall stucco wall in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

(Review after final for alterations railing materials, window alterations to eliminate the window mullions, and the addition of a water heater closet.)

REFERRED BY FULL BOARD**B. 475 BRAEMAR RANCH LN A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-019
Application Number: MST2013-00439
Owner: Spencer Seal Living Trust
Architect: Howard Wittausch

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

(Final Approval requested.)

REFERRED BY FULL BOARD**C. 2430 CALLE ALMONTE E-1 Zone**

Assessor's Parcel Number: 041-412-012
Application Number: MST2013-00020
Owner: Farzeen and Venus M. Nasri Trust
Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 216 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval requested. The project requires compliance with Tier 2 Storm Water Management Program (SWMP).)

NEW ITEM**D. 2461 CALLE ALMONTE E-1 Zone**

Assessor's Parcel Number: 041-411-018
Application Number: MST2013-00484
Owner: Kracke Trust
Applicant: Edward Usher

(Proposal to remove the existing brown Cal Shake roof material, install new underlayment, and reroof with a new Presidential Shake TL 'charcoal black' comp shingles.)

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

NEW ITEM**E. 1650 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-192-011
Application Number: MST2013-00472
Owner: Johnson Family Trust
Applicant: David Thomas
Designer: Catherine Dunbar

(Proposal for façade alterations to include a new front entry porch, a new 96 square foot cupola, an 18 square foot bathroom addition, and a 616 square foot rear deck and stairs addition to an existing approximate 450 square foot deck, for an existing, 1,650 square foot, single-family residence, located on a 10,819 square foot parcel in the Hillside Design District. The proposed total of 1,668 square feet is 44% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00528.)

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