



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, December 2, 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 Wednesday, November 27, 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. 376 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-312-021
Application Number: MST2010-00123
Owner: Kevin G. Cravens
Architect: Sherry and 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 for minor site landscaping alterations and the addition of a new secondary access bridge from the residence to the driveway.)

REFERRED BY FULL BOARD**B. 1110 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-022
Application Number: MST2011-00282
Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing, 1,971 square foot, single-family residence, located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the 'as-built' conversion of the carport to a 420 square foot, two-car, garage, provide a new uncovered on-site guest parking space, replace the existing concrete driveway with a new permeable driveway, revise the existing front entry with new porch, steps, and pathway, demolish the existing 'as-built' site retaining walls and construct a series of new engineered site retaining walls, a new driveway gate, and a new wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading. A Public Works encroachment permit is being pursued for the replacement of an 'as-built' retaining wall located within the public right-of-way.)

(Final Approval requested.)

CONTINUED ITEM**C. 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.)

NEW ITEM**D. 1112 MANITOU RD****R-1 Zone**

Assessor's Parcel Number: 043-270-001

Application Number: MST2013-00496

Owner: Buford Family Revocable Trust

Designer: Eric Knight

(Proposal to remove the existing concrete hardscape and replace with an interlocking decorative paver system, to construct a new 6- to 8-foot high garden wall and new entry gates located in front of the single-family residence. The proposal also includes an 8-inch high curb along the edge of the driveway, 15 cubic yards of grading, and minor exterior changes including site landscaping and lighting. The property is currently developed with a one-story, split level, single-family residence, with an attached two-car garage.)

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