



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, December 16, 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, December 12, 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. 2224 GIBRALTAR RD

A-1 Zone

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects
Architect: Bruce Mccunney

(Proposal to convert the existing, 575 square foot, two-car garage into a residential office and art room, and construct a new, 480 square foot, attached, two-car garage, for an existing, 3,714 square foot, two-story, single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Review After Final continued from December 9, 2013, for alterations to resolve the garage roof form.)

REVIEW AFTER FINAL**B. 1661 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-040
 Application Number: MST2012-00489
 Owner: Snowden Family Trust
 Architect: Robert Klammer
 Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing, one-story, 2,462 square foot, single-family residence and attached, 421 square foot, two-car, garage, located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new, 8-foot tall, wall and new, 6-foot tall, gates.)

(Review After Final for site alterations to include a new landscape plan, material changes for the approved 8-foot tall concrete wall to be an 8-foot tall wood fence (along the western interior property line), and architectural changes to include a revised roof form at the master bedroom, and replace the existing shingle roof with a new, light-weight slate roof.)

REFERRED BY FULL BOARD**C. 2230 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-071
 Application Number: MST2013-00162
 Owner: Teri Jory/Seth Geiger
 Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,021 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,470 square feet is 97% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval requested.)

PROJECT DESIGN AND FINAL REVIEW**D. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
 Application Number: MST2013-00351
 Owner: Wendy M. Edmunds
 Designer: Kris Kirkelie

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 066-13, and Tier 2 Storm Water Management Program (SWMP).)

CONTINUED ITEM**E. 4132 HIDDEN OAKS RD****PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-006
Application Number: MST2013-00384
Owner: Garrett Reynolds
Applicant: California Pools
Engineer: Pool Engineering, Inc.

(Proposal for a new 30' x 15' pool with an attached 7' x 7' spa and 450 square feet of new decking around the pool and spa. The existing 29,000 square foot lot is located within the Hillside Design District and developed with an existing single-family residence. The proposal includes 80 cubic yards of excavation and will retain all existing trees.)

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

REFERRED BY FULL BOARD**F. 1701 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-480-058
Application Number: MST2005-00017
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren and Associates
Landscape Architect: Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications to allow the pool to encroach into the front setback, and to allow the height of fences, walls, and hedges to exceed the maximum allowed height of 3.5 feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 082-13.)