



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, January 13, 2014**

**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](http://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](http://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](mailto: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, January 9, 2014, 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](http://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. 2111 STANWOOD DR**

**A-1 Zone**

Assessor's Parcel Number: 019-041-026  
 Application Number: MST2009-00173  
 Owner: Taylor Tatman  
 Architect: Christine Pierron  
 Contractor: Thomas Bortolazzo Construction  
 Engineer: Morgan Jones

(Proposal to rebuild a 2,878 square foot, two-story, single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

**(Review After Final for "as-built" alterations to the style and exterior materials, including a change of the exterior siding from hardiboard to stucco, elimination of a deck to a Juliette balcony, revised windows, and revised railing materials.)**

**REVIEW AFTER FINAL****B. 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 & Associates Architects

(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 an "as-built" 22 square foot deck addition to the upper level deck on the west elevation, a proposed new window and alterations to increase three windows in size.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 2213 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-201-023  
 Application Number: MST2013-00436  
 Owner: Dennis P. Fazzio  
 Architect: David Winitzky

(Proposal to construct a new covered entry porch and a total of 34 square feet of additions to an existing 2,734 square foot, two-story, single-family residence, and four covered parking spaces totaling 869 square feet. The proposal includes replacement of existing windows and doors, including the relocation of some windows and doors, and new windows, new skylights, a new trellis, replacement of exterior light fixtures, and exterior stucco color change. The proposal is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications to allow alterations within the interior setback.)

**(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-13.)**

**NEW ITEM****D. 1207 MIRAMONTE DR****E-1/PUD Zone**

Assessor's Parcel Number: 035-021-025  
 Application Number: MST2013-00525  
 Owner: Lillian and Albert P. Pizano  
 Architect: Fred Sweeney

(Construct a 14 linear foot, 4 foot tall, concrete retaining wall with pilasters, permit 185 linear feet of "as-built" stucco, garden walls at rear of property, and add new exterior light fixtures at the garden walls. The proposal includes 110 square feet of storage sheds, minor site grading to accommodate retaining walls, and new hardscape.)

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

**NEW ITEM****E. 1445 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-021  
Application Number: MST2013-00458  
Owner: Kimbrough Family Trust  
Designer: Russell Banko Design & Construction

(Proposal to permit the "as-built" replacement of a wooden access bridge with concrete steps, stucco walls, and two columns with attached light fixtures. The 13,940 square foot parcel, located within the Hillside Design District, is developed with an existing single-family residence. An application for an encroachment permit is concurrently being pursued to permit the "as-built" replacement of asphalt paving with flagstone located within the public right-of-way. The proposal will address violations identified in enforcement case ENF2013-00824.)

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

**REVIEW AFTER FINAL****F. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021  
Application Number: MST2010-00123  
Owner: Kevin G. Cravens  
Architect: Sherry & 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.)**