



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Note: Tuesday meeting date due to the Monday holiday.

Tuesday, February 18, 2014 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair* (Consent Calendar Architecture Representative)
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
DENISE WOOLERY
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

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, February 13, 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.

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.

CONTINUED ITEM

A. 426 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-312-007

Application Number: MST2014-00041

Owner: David J. Slomiany Living Trust

Applicant: Eric Knight

(Proposal for a 315 square foot deck addition to an existing 465 square foot second-story deck, located at the rear of the existing, 2,975 square foot, two-story, single-family residence. Alterations to the existing residence include changing an existing second-story window to new French doors, and to permit the 'as-built' air conditioning unit. The existing 2,975 square foot residence, located on a 7,308 square foot lot within the Hillside Design District, is 99% of the required floor-to-lot area ratio (FAR).)

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

NEW ITEM**B. 479 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-024

Application Number: MST2014-00040

Owner: Steven Hayes

Landscape Architect: Common Ground Landscape Architecture

(Proposal to construct two concrete and stucco sound walls totaling 133 linear feet and wooden vehicular access gates with stucco columns along the front streetscape of the parcel. The walls will range in height from 4'-6" to 8'-0", the columns will be 7'-0" tall, and the gates will be 6'-0" tall. Staff Hearing officer review is requested for a zoning modification.)

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

NEW ITEM**C. 202 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-016

Application Number: MST2014-00043

Owner: Gavin Family Trust

Applicant: Shelter Architecture

(Proposal for additions and alterations to an existing 1,650 square foot, one-story, single family dwelling, located on a 6,483 square foot parcel within the non-appealable jurisdiction of the Coastal Zone. The project will comprise the demolition of an existing 299 square foot, detached one-car garage and 100 square foot detached accessory building, and the construction of a new, 463 square foot, attached, two-car garage, and a 38 square foot addition to the residence. Also proposed is a new 4'-0" tall, 46'-0" linear foot retaining wall and 6'-0" tall, 16'-0" linear foot fence to be located in the front yard. This project will result in 2,151 square feet of development and is 77% of the required floor-to-lot-area ratio (FAR). There will be 20 cubic yards of grading excavation. The proposal includes Staff Hearing officer for requested zoning modifications.)

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

NEW ITEM**D. 15 FRANCISCO DR****A-1 Zone**

Assessor's Parcel Number: 055-141-012

Application Number: MST2014-00050

Owner: Barry Joseph Waters

Agent: Greg Schmandt

(Proposal for an interior remodel and to permit the "as-built" 77 square foot addition, patio trellis, skylight and door. The development total of 2,631 square feet, located on a 1.08 acre lot within the Hillside Design District, is 53% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified within ENF2013-01073.)

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