



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 24, 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)
 JAMES 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 20, 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.

REVIEW AFTER FINAL

A. 1568 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-085

Application Number: MST99-00513

Owner: Keith Austin

Architect: Richard Redmond

Applicant: Oceano Investors, LLC

(Proposal to construct a 2,458 square foot, two-story, single-family residence and an attached 557 square foot garage, located on a vacant 14,296 square foot lot within the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085). The proposed total of 3,140 square feet is 74% of the required floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No 063-05, and No. 004-07.)

(Review After Final for changes to: doors and windows, wrought-iron railing details, alterations to the stone veneer materials, and column details; and a 125 square foot understory addition for a new laundry room and bathroom at the lower level.)

CONTINUED ITEM**B. 15 FRANCISCO DR****A-1 Zone**

Assessor's Parcel Number: 055-141-012
Application Number: MST2014-00050
Owner: Barry J. 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 provided.)

NEW ITEM**C. 1840 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-013
Application Number: MST2014-00063
Owner: Jeffrey A. Kone
Architect: Steve Harrel

(Proposal for a minor interior remodel and exterior alterations to an existing 3,216 square foot, two-story, single-family residence with an attached two-car garage, located on a 15,681 square foot lot within the Hillside Design District. The exterior alterations include: a new trellis element on the south elevation; remove existing doors and windows, add new doors and windows, and replace all windows and doors with new; replace the garage door; repair the existing deck and replace railings; new stucco and building color changes.)

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