



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, March 3, 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

DAVID ENG, 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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@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 27, 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. 1482 LOU DILLON**

**A-2 Zone**

Assessor's Parcel Number: 015-202-048  
Application Number: MST2012-00003  
Owner: Terence and Angela Becerra  
Architect: Eisenbeiz Design Studio  
Landscape Architect: Sam Maphis

(Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.)

**(Review After Final for alterations to the site landscaping for compliance with High Fire Area requirements.)**

**REVIEW AFTER FINAL****B. 1575 LA VISTA DEL OCEANO DR**

Assessor's Parcel Number: 035-170-030  
Application Number: MST2003-00652  
Owner: Inken Gerlach  
Agent: Jessica Kinnahan  
Architect: Brian Hofer  
Applicant: Oceano Investors, LLC  
Landscape Architect: David Black  
Engineer: Penfield & Smith Engineers

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front setbacks, to allow guest parking in the front setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

**(Review After Final for alterations to the finished floor heights [increase in two feet in master bedroom], revised hip roofs to gabled roofs above garage and great room, revised floor level at main entry to match garage, and minor interior floor plan alterations. Project requires Substantial Conformance Determination.)**

**REVIEW AFTER FINAL****C. 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 guideline floor-to-lot area ratio (FAR).)

**(Review After Final for relocation of front entry to east elevation, reconfiguration of the master bedroom, alterations to windows and doors, elimination of kitchen skylight, alteration to existing upper level balcony, and minor alterations to the site landscaping.)**

**REFERRED BY FULL BOARD****D. 1315 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-017  
Application Number: MST2014-00006  
Owner: Donald and Adrienne Burlington  
Architect: Thompson Naylor Architects

(Proposal for alterations to an existing, two-story, 3,104 square foot, single-family residence, including the attached two-car carport, located on a 13,068 square foot lot in the Hillside Design District. Alterations include replacement of the bridge and front entry deck, addition of new site steps at grade (adjacent to the bridge), replacement of all existing wood decks and railings, a 16 square foot addition to deck two (2), resurfacing the exterior facade with new stucco, reroof, and replacement of existing skylights.)

**(Final Approval requested.)**

**PROJECT DESIGN AND FINAL REVIEW****E. 1816 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-061-010  
Application Number: MST2013-00344  
Owner: Gordon Family Survivor's Trust  
Architect: Peter W. Hunt

(Proposal to permit the 'as-built' 64 square foot entry porch addition, an 'as-built' 95 square foot under-floor utility room addition, a remodel and addition to the existing two-car carport, and the 'as-built' approximately 342 square foot, uncovered, deck, located above the carport. The proposed total of 1,283 square feet, located on a 5,050 square foot lot in the Hillside Design District, is 53% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The project will address violations identified in ENF2013-00555.)

**(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 075-13.)**

**NEW ITEM****F. 30 ALSTON PL****A-2 Zone**

Assessor's Parcel Number: 015-161-009  
Application Number: MST2014-00078  
Owner: Douglas Kaplan Revocable Trust  
Designer: Amy Von Protz

(Proposal to construct a 29 square foot first floor entry addition to an existing 2,675 square foot two-story single family dwelling with an attached 496 square foot two-car garage. The project also proposes roof alterations to accommodate a new deck, and other exterior alterations. The proposed total of 3,200 square feet is 64% of the guideline floor-to-lot-area ratio (FAR).)

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