



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 10, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS: FRED SWEENEY, *Chair*
 BRIAN MILLER, *Vice-Chair*
 BERNI BERNSTEIN
 LISA JAMES
 JAIME PIERCE
 DENISE WOOLERY
 JIM ZIMMERMAN

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
 AMBER FLEMMINGS, 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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at 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 SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at SFDBSecretary@SantaBarbaraCA.gov. 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, March 06, 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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: SFDBSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 860 JIMENO RD

Assessor's Parcel Number: 029-110-046
Application Number: MST2013-00007
Owner: Joseph A. Yob, Living Trust
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,065 square foot addition to an existing two-story, 3,501 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, and 294 square foot covered porch. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total is 97% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for minor exterior alterations including elimination of exterior staircase at north elevation and minor window alterations.)

FINAL REVIEW**B. 1252 DE LA GUERRA RD****E-3 Zone**

Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H. Howes
Architect: Kathy Hancock

(Revised proposal to construct a 135 square foot addition to convert the existing, 280 square foot, carport into a 415 square foot, two-car garage. The existing 6,384 square foot parcel, located within the Hillside Design District, is currently developed with a 1,151 square foot, two-story, single-family residence. The proposal includes new site fencing and Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

(Final Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 053-13.)

NEW ITEM**C. 3639 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-001
Application Number: MST2014-00095
Owner: Joseph B. Maxwell, Family Trust
Contractor: Quik Response
Applicant: Douglas Gheza

(Proposal for a new approximately 20 square foot master bath addition, minor door and window alterations, and a new detached pergola at the front entry. The proposed development total of 3,245 gross square feet, located on a 1.35 acre lot in the Hillside Design District, is 63% of the guideline floor-to-lot area ratio (FAR).)

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