



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 21, 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, April 17, 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. 931 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-013
 Application Number: MST2009-00279
 Owner: Lee and Barbara Nelson
 Architect: Greg Christman
 Architect: Philip Suding

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio.)

(Request for Review After Final of unapproved revisions to residence, consisting of window and door changes, minor site improvements, new exterior colors, and omission of proposed design elements.)

PROJECT DESIGN AND FINAL REVIEW**B. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013
 Application Number: MST2013-00243
 Owner: Patrick A. Thiele
 Architect: Steve Hausz

(Proposal for 87 square feet of one-story additions to an existing 2,533 square foot, two-story single family residence and detached 467 square foot, two-car garage. The proposal will connect the existing residence to the existing garage. The proposal also includes a re-roof with new two-piece clay tiles, a change to the roof form on the existing garage, door and window alterations, and the removal of a small area of paving to create a new landscaped area. The proposed total of 3,087 square feet on a 28,745 square foot lot in the Hillside Design District is 65% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Project Design Approval and Final Approval Requested. Requires compliance with Staff Hearing Officer Resolution No. 045-13.)

NEW ITEM: PUBLIC HEARING**C. 1150 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-313-002
 Application Number: MST2014-00154
 Owner: Avo Semerdjian
 Architect: Gregory Jenkins

(Proposal for as-built freestanding pillars of 3-1/2 feet to 7-1/2 feet in height, a 4 foot, 10 inch tall ornamental iron pedestrian gate, an 18 inch tall garden wall, site lighting, and stone steps to an existing single family dwelling on a 22,345 square foot lot located in the Hillside Design District. This project addresses violations in enforcement case ENF2011-00950.)

(Comments only; Requires Staff Hearing Officer review for requested zoning modifications.)

NEW ITEM**D. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014
 Application Number: MST2014-00159
 Owner: Timothy Gozzano
 Designer: Chava Riley

(Proposal to permit "as-built" windows and make exterior alterations including replacing the two single bay garage doors with one double bay garage door, installing new rear doors, and replacing siding with stucco on an existing 1,352 square foot home. Also proposed is the removal of a spa and deck from the interior setback. This proposal will address violations identified in Zoning Information Report ZIR 2014-00105.)

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