



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 2, 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, May 29, 2014, this Agenda was posted on the outdoor bulletin board 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. 502 E MICHELTORENA ST

R-2 Zone

Assessor's Parcel Number: 029-031-001
 Application Number: MST2011-00186
 Applicant: Paul Zink
 Owner: Douglas Foster

(Proposal to construct a 430 square foot one-story addition to the existing 900 square foot one-story single-family residence located on a 5,194 square foot lot. The proposal includes demolition of the 182 square foot detached one-car garage and construction of a 185 square foot attached one-car garage, and removal of two trees. The project includes Planning Commission Approval of zoning modifications (Resolution No. 017-11). The parcel is located in the Lower Riviera Special Design District.)

(Review After Final to include removal of windows from the east elevation, a rotated chimney cap, replacement of the outdoor fireplace with a gas fire pit, a revised study window, revised site walls, replacement of a suspended wood trellis with wrought iron, replacement of double doors with a single window, and revised landscaping and irrigation.)

REVIEW AFTER FINAL**B. 1512 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-012
 Application Number: MST2012-00328
 Owner: William Russ
 Designer: Robert Paul Design
 Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

(Review After Final for minor alterations to include an expansion of the bridge to eight feet in width, elimination of the landscaped green-roof element on the top roof only (per Building and Safety requirements), and elimination of a few "eyebrow" elements above east elevation windows.)

REVIEW AFTER FINAL**C. 165 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-003
 Application Number: MST2013-00012
 Owner: Paul H. Tucker
 Architect: David Mendro
 Contractor: Alan Cooper

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final to include new a new 42 square foot spa and associated equipment, a new fire-pit, additional site work, and 31 yards of grading, all in the rear yard.)

PROJECT DESIGN AND FINAL REVIEW**D. 2618 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-283-026
Application Number: MST2013-00516
Owner: Ole & Monique Mikkelsen
Architect: Jeremy Roberts
Agent: Arne / Kar Mikkelsen

(Proposal for repairs and replacement of an "as-built" six-foot high wood fence, a proposed six foot high wood fence by the driveway and for a proposed eight foot high wood rear fence. The project also includes replacement of a garage door on the storage shed with a man door. The property is located in the non-appealable jurisdiction of the Coastal Zone. The project includes Staff Hearing Officer review for requested zoning modifications for over-height fences. The existing 7,949 square foot lot is developed with a one-story, single-family residence. The proposal will address violations identified within ZIR2013-00068.)

(Project Design Approval and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 022-14.)

NEW ITEM**E. 1217 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 043-280-003
Application Number: MST2014-00247
Owner: Daniel Knight & Suzette Ann Carter
Agent: Scott Branch

(Proposal to replace an existing 102 square foot mitered glass greenhouse-style bay window with standard constructed walls, windows, and a roof at the rear of an existing 3,176 square foot single-family dwelling in the Hillside Design District.)

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