



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 7, 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, July 3, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 507 SAN ONOFRE RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-302-005
 Application Number: MST2014-00087
 Owner: Tobias Kruse
 Architect: Dwight Gregory
 Owner: Shannon & Gary Gaston

(Proposal to permit as-built fences of up to six feet tall, and that exceed the three and one-half foot height limit for fences located within 10 feet of a front lot line. An Administrative Exception for over-height fences is requested. This proposal will abate violations identified in enforcement case ENF2013-01114. The proposal also includes the addition of a new 180 square foot, second-story deck and exterior stairs to an existing 1,620 square foot, two-story, single-family residence on a 9,876 square foot lot.)

(Project Design Approval and Final Approval requested.)

PROJECT DESIGN AND FINAL REVIEW**B. 919 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-018
Application Number: MST2014-00167
Owner: Jonathan Zaid and Ida Meomartino
Designer: Don Swann

(Proposal to construct a 550 square foot one-story addition to an existing two-story 1,744 square foot single-family residence with an attached 392 square foot, two-car garage. The proposal also includes the demolition of two decks totaling 584 square feet and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs and replacement of stairs on the south elevation of the residence. The total of 2,686 square feet on a 8,408 square foot lot is 82% of the required Floor-to-lot Area Ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2013-00372. Staff Hearing Officer review is required for requested zoning modifications.)

(Project Design Approval and final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 037-14.)

CONTINUED ITEM**C. 891 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-026
Application Number: MST2014-00292
Owner: Hurst Family LP Harrison Yale Hurst
Applicant: Arroyo Seco Construction

(Proposal for a new 392 square foot swimming pool and spa in the rear yard of an existing residence in the Hillside Design District. The project includes 60 cubic yards of grading to be exported.)

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

CONTINUED ITEM**D. 2139 ST JAMES DR****E-1 Zone**

Assessor's Parcel Number: 049-390-025
Application Number: MST2014-00296
Owner: Kent J. Vankoughnet and Linda Seale
Designer: Amy Von Protz

(Proposal to add a 162 square foot storage area to two-car garage of an existing 2,708 square foot residence in the Hillside Design District. The project also proposes a 180 square foot balcony located directly above the new storage addition, and a minor window change. The proposed total of 2,870 square feet on a 29,966 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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