



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 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, July 17, 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.

NEW ITEM

A. 1445 MISSION RIDGE RD

A-2 Zone

Assessor's Parcel Number: 019-103-021
 Application Number: MST2014-00328
 Owner: Kimbrough Family Trust
 Contractor: Stewart Construction

(Proposal to construct a new 288 square foot upper level deck on an existing two-story house on a 13,940 square foot lot in the Hillside Design District. The proposal also includes new iron railing to match existing, with the addition of glass panels to be installed behind the new railing.)

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

NEW ITEM**B. 1604 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-152-014
Application Number: MST2014-00333
Owner: Kieran T. Maloney
Landscape Architect: Charles McClure
Engineer: Corrie Flores

(Proposal to construct a seven foot tall masonry wall within 10 feet of the front lot line of an existing single family residence in the Hillside Design District. The proposal also includes a new outdoor kitchen and gas fire ring with utility connections for each, 450 square feet of permeable paving, and new landscaping on the proposed masonry wall.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

NEW ITEM**C. 124 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-019
Application Number: MST2014-00335
Owner: Susan Allen
Architect: Jyl Ratkevich

(Proposal to demolish an existing 344 square foot attached sunroom and construct a new 344 square foot family room in the same location. The proposal includes demolition of an existing uncovered deck in the side yard and the construction of a new 242 square foot covered patio in its place, and approximately 103 square feet of interior remodel work. The existing one-story, 1,957 square foot, single-family residence on an 8,095 square foot lot in the Hillside Design District is 61% of the guideline floor-to-lot area ratio (F.A.R.).)

(Action may be taken if sufficient is provided.)

NEW ITEM**D. 1120 N MILPAS ST****A-1/E-1 Zone**

Assessor's Parcel Number: 029-110-038
Application Number: MST2014-00339
Owner: Gerald R. Quam & Susan R. Harris
Contractor: Vazquez Roofing

(Proposal to reroof an existing single-family residence in the Hillside Design District with clay S-tile.)

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

NEW ITEM**E. 1207 DIANA LN E-3 Zone**

Assessor's Parcel Number: 031-132-018
Application Number: MST2014-00340
Owner: Lisa Mazor and David Brown

(Proposal to permit an as-built covered patio in the rear yard of an existing 2,112 square foot single-family residence in the Hillside Design District. The proposal also includes replaced doors and windows, a new solid guardrail at the front entry, a new eight foot tall wall and gate in the front yard, and interior remodel work. This project addresses violations identified in Zoning Information Report ZIR2014-00165.)

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

REVIEW AFTER FINAL**F. 1570 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Landscape Architect: David Black
Applicant: Oceano Investors, LLC
Architect: Thomas Meaney

(Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This project includes site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).)

(Review After Final is requested for a revised design that matches and connects the floor plates of the previously proposed split-level main floor. The revision will raise the western portion of the residence by four feet. No significant changes are proposed for the floor plan configuration and architectural style. Project must comply with Planning Commission Resolution No. 063-05.)

FINAL REVIEW**G. 3761 LINCOLN RD E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-013
Application Number: MST2014-00219
Owner: Wayne Benner Trust
Architect: Chris Dentzel

(Proposal to construct a 162 square foot addition and remodel an existing two-story 2,540 square foot residence with a 396 square foot attached garage. The proposed total of 3,103 square feet on an 8,323 square foot lot is 95% of the required maximum floor-to-lot area ratio (F.A.R.).)

(Final Approval requested.)