



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 18, 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
 GABRIELE COOK, Interim 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, August 14, 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. 1676 FRANCESCHI RD

A-1 Zone

Assessor's Parcel Number: 019-102-004
 Application Number: MST2012-00493
 Owner: B & B SB Trust
 Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new 6,911 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 435 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,930 cubic yards of site grading is proposed, which includes 370 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 125% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing officer review for requested zoning modifications.)

(Review After Final is requested for the relocation of the electrical transformer and house meter, reduction in the size of the cabana, replacement of the underground pool equipment vault with a new equipment enclosure and trellis, reduction of the accessory building footprint in the northerly front yard, reduction in pool size and associated patio areas in the southerly yard areas, reduction in the amount of stone used as finish material on the main residence, and the elimination of a second story roof area at a stairway. Project must comply with Staff Hearing Officer Resolution No. 029-13.)

FINAL REVIEW**B. 958 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-261-013
 Application Number: MST2013-00308
 Owner: Schaeffer Family Trust
 Designer: Al Winsor

(Revised proposal to construct a 32 square foot, first-floor addition to an existing 1,431 square foot, single-family residence with a detached 561 square foot, two-car garage, with half-bath and laundry room. The proposal also includes remodeling the existing residence, construction of a 364 square foot, detached accessory structure, new site paving, a new raised deck, new site and retaining walls, and the removal of storage and equipment structures. The proposed total of 2,392 square feet is located on a 17,234 square foot lot in the Hillside Design District. The revised proposal eliminates a previously proposed second-story addition above the garage and reorients the proposed detached accessory structure.)

(Final Approval is requested.)

FINAL REVIEW**C. 1109 LAS OLAS AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-007
 Application Number: MST2014-00250
 Owner: Thomas Chadwick Carty
 Architect: Jim Zimmerman

(Proposal to convert an existing 336 square foot detached garage into habitable accessory space, add 77 square feet to the main building, and create two new uncovered parking spaces at an existing 1,943 square foot residence. The project also includes a new deck and patio in the rear yard. The proposal of 2,020 square feet on a 7,760 square foot lot is 65% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

NEW ITEM**D. 201 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-081-002
 Application Number: MST2014-00385
 Owner: Linda Bedell
 Architect: Karl Kras

(Proposal to replace "as-built" exterior decks and stairs with new decks, stairs, and deck cover at the rear of an existing 3,874 square foot, two-level single-family residence with an attached two-car garage in the Hillside Design District. The project includes the conversion of 74 square feet of garage to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and interior remodel work. No new net square footage is proposed. This project addresses violations identified in zoning information report ZIR2013-00377.)

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

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

Assessor's Parcel Number: 029-321-014

Application Number: MST2014-00397

Owner: Timothy Louis Gozzano Living Trust

Designer: Chava Riley

(Proposal to add a 215 square foot second-story deck and 408 square foot deck in the rear yard of an existing two-story 1,352 square foot single-family residence. The project includes new a spa, retaining walls in the rear yard, and additional site work.

(Comments only; project requires environmental assessment.)