



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, October 6, 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4473 or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, October 2, 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. 1517 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-007
 Application Number: MST2013-00219
 Owner: Leatherman Family Trust
 Applicant: Amy Von Protz
 Contractor: David De Lorie

(Proposal to expand an existing 95 square foot second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot second-story deck is located at the rear of the existing 1,588 square foot, two-story single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone. The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Review After Final is requested to remove a proposed exterior spiral staircase and to replace wooden picket railing with glass railing on the proposed upper-level deck addition at the south elevation. Project must comply with Staff Hearing Officer Resolution No. 034-14.)

REVIEW AFTER FINAL**B. 20 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-122-001
 Application Number: MST2012-00270
 Owner: Charles Rudd & Inken Gerlach
 Architect: Paul Zink

(Proposal to construct a new 3,430 square foot two-story, single-family residence with an attached 515 square foot garage located on a 19,718 square foot lot in the Hillside Design District. The previous 3,475 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new site walls, an existing pool to remain, new pool decking, removal and replacement of an existing 32 inch diameter trunk, redwood tree with three oak trees, and proposed grading of 100 cubic yards of cut, 70 cubic yards of fill and 30 cubic yards of export. The proposed total of 3,945 square feet of development is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer approval for requested zoning modifications. The project requires a Public Works encroachment permit.)

(Review After Final is requested to change the material of the two chimneys from stone to vertical board and batten painted to match the residence, and to add additional stone veneer at the garage.)

NEW ITEM**C. 4108 HIDDEN OAKS RD****PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-002
 Application Number: MST2014-00481
 Owner: Steve Countryman
 Applicant: Jim Gaskin

(Proposal for a new 15' x 20' pool in the rear yard of an existing single-family residence.)

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

NEW ITEM**D. 1225 MANITOU LN****R-1 Zone**

Assessor's Parcel Number: 041-010-036
 Application Number: MST2014-00463
 Owner: Trent Baer
 Applicant: Robert Dawson

(Proposal for a new 629 square foot pool and 38 square foot spa with associated pool equipment, fencing, and patio in the rear yard of a single-family residence in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval. Project must comply with Planning Commission Resolution No. 054-01)