



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 22, 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

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: 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, December 18, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

FINAL REVIEW

A. 504 E VALERIO ST

R-2 Zone

Assessor's Parcel Number: 027-132-001
Application Number: MST2014-00594
Owner: Sidney C. Carrera
Owner: Dan and Meg Purdey

(Proposal for a 321 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 3,923 square feet on a 10,439 square foot lot is 104% of the guideline maximum floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

(Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW**B. 952 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-014
 Application Number: MST2014-00346
 Owner: Gail Fisher Revocable Trust
 Contractor: Jeremy Scarlett, Owner
 Agent: Mindy Wolfe, Attorney for Owner

(Proposal to permit an "as-built" counter, barbeque, fire pit and hot tub on a 13,403 square foot lot in the Hillside Design District. The lot, which spans two parcels (APNs 019-252-013 & 019-242-014) is currently developed with an existing 1,347 square foot one-story house with attached two-car garage. Also proposed is the replacement of dry rot-damaged deck and fencing, resurfacing existing CMU walls, new CMU seat walls, and repaving the existing driveway. The proposal will address violations identified in enforcement case ENF2014-00220. Project includes Staff Hearing Officer review for a zoning modification and voluntary lot merger.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 064-14.)

CONTINUED ITEM**C. 1428 SAN MIGUEL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-020
 Application Number: MST2014-00601
 Owner: Lawrance and Morris Family Trust
 Architect: Thomas Ochsner

(Proposal for a 188 square foot expansion of an existing uncovered deck on the third level of a single-family residence and removal of an existing chimney. No changes to the building footprint are proposed.)

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

NEW ITEM**D. 1502 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-014
 Application Number: MST2014-00617
 Owner: Todd H. Mesnik
 Applicant: Joseph Flynn
 Architect: Thomas Ochsner

(Proposal to construct a 595 square foot, second story deck above the garage of an existing single family residence. The project will address violations identified in Zoning Information Report ZIR2010-00429.)

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

NEW ITEM**E. 1409 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-010-025
Application Number: MST2014-00613
Owner: Christopher Joseph Brown
Designer: Erick Rojas

(Proposal to permit an "as-built" 6-foot tall, wood fence located along the southern property line and replace portions of an existing 6-foot tall wood fence located along the northern and western property lines. The proposal will address violations identified in enforcement case ENF2014-01057.)

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

NEW ITEM**F. 4 FELLOWSHIP CIR****E-1 Zone**

Assessor's Parcel Number: 041-154-006
Application Number: MST2014-00622
Owner: Jeanne O'Brien
Applicant: Jeanne O'Brien

(Proposal for alterations to an existing two-story single-family residence. The alterations comprise the following: adding a second-floor deck at the rear, adding a first-floor landing, replacing five windows on the first and second floors, replacing an existing second-floor window with a sliding door to the new deck, replacing guardrails, and adding exterior light fixtures. No new floor area is proposed.)

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