



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 2, 2015 **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
 JOSEPH MOTICHA
 JAIME PIERCE
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 § 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 4577, 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 29, 2015, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 333 E PEDREGOSA ST

E-1 Zone

Assessor's Parcel Number: 025-391-017
Application Number: MST2015-00314
Owner: David Tufts
Architect: John Beauchamp

(Proposal for window and door alterations to an existing 2,038 square foot single family dwelling with a detached two-car garage and workshop. No changes are proposed to the garage/workshop. Staff Hearing Officer review is requested for alterations to the dwelling in the required front setback.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 050-15.)

NEW ITEM**B. 1721 GILLESPIE ST R-2 Zone**

Assessor's Parcel Number: 043-174-008
Application Number: MST2015-00534
Owner: Cameron Clark
Architect: Studio XYZ-DNA

(Proposal to demolish the existing second floor roof and raise plate to meet building code, and to construct a new roof with three dormers. The project includes centering the front door at the lower level and removing the adjacent window, and installing new and relocated windows.)

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

REVIEW AFTER FINAL**C. 2001 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 019-041-031
Application Number: MST2010-00394
Owner: Taylor Tatman
Architect: Matthew Hoffman
Architect: Dylan Chappell

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single family residence and an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 5,116 square feet on a 1.81 acre lot is 94% of the maximum floor-to-lot-area ratio [FAR] guideline.)

(Review After Final is requested for 217 square feet of first-floor and 152 square feet of second-floor additions, minor exterior alterations and a new fireplace. The proposal will result in a total net floor area of 5,485 square feet on a 1.86 acre lot and 100% of the guideline maximum floor-to-lot area ratio. A Substantial Conformance Determination will be required for the additional square footage as it relates to the April 27, 1988 zoning modification allowing a detached accessory building of greater than 500 square feet. The accessory building shall comply with the last approved configuration, which included elimination of the full bathroom.)