



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 8, 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 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 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, June 4, 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.

REVIEW AFTER FINAL

A. 3250 BRAEMAR DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-049
 Application Number: MST2004-00490
 Owner: David and Kristin Young
 Applicant: David Young
 Architect: Pacific Architects
 Contractor: Young Construction

(Proposal to construct a new two-story 4,348 square foot single family residence with an attached 750 square foot three-car garage, 950 square of covered porches and a 100 square foot second floor deck all on a 44,775 square foot lot located in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. A Coastal Development permit is required as this is a demo/rebuild of a single family residence located in the Hillside Design District (the existing 1,900 square foot single family residence and garage are being demolished under a separate building permit).)

(Review After Final is requested to eliminate the built-in barbecue, cupola, and dormer window at the master bedroom. Changes also include the addition of an outdoor wet bar, revised site water detention areas, substitution of pavers with concrete in the driveway, a new skylight to the lanai, and a new concrete slab on grade patio.)

FINAL REVIEW**B. 2138 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-024
Application Number: MST2015-00236
Owner: Gilbert R. Johnson
Applicant: Joe Steuer

(Proposal for 366 square feet of single-story "as-built" additions and the "as-built" conversion of an existing 431 square foot, attached, two-car garage into habitable space at an existing 833 square foot, one-story, single-family residence. The proposal includes two new uncovered parking spaces, an interior remodel, and the removal of storage sheds out of the required setbacks. 180 square feet of these storage sheds will be relocated elsewhere on the site. The proposed total of 1,810 square feet of development (including sheds) on a 15,981 square foot lot is 42 of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00779 and enforcement case ENF2013-00779.)

(Final Approval is requested.)

CONTINUED ITEM**C. 3741 SAN REMO DR****R-2/SD-2 Zone**

Assessor's Parcel Number: 053-222-001
Application Number: MST2015-00218
Owner: Jonathan Bell

(Proposal to install a 7.5-foot high redwood fence along 41 linear feet of the front property line of an existing single-family residence. An administrative fence height exception is requested for a fence height exceeding 3.5 feet within 10 feet of a front lot line.)

(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 is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

NEW ITEM**D. 25 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-031-026
Application Number: MST2015-00262
Owner: Vanowen Holdings, LLC
Architect: Jose Luis Esparza

(Proposal to add 186 square feet of main and lower floor additions to an existing 6809 square foot, two level, single family residence. The proposal includes reconstructing an existing 961 square foot elevated deck on the main level with an additional 587 square feet. The project includes the replacement of doors and windows of the same size in existing locations, and interior work that includes the demolition of a 370 square foot loft, new internal stairs, and remodel. The proposed total of 6,623 on a 2 acre lot in the Hillside Design District is 120% of the guideline maximum floor-to-lot area ratio and will result in a net reduction of 184 square feet to the residence.)

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

NEW ITEM**E. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006
Application Number: MST2015-00263
Owner: Gott Family Trust
Designer: Don Swann

(Proposal to construct a new 262 square foot, upper level, covered wood deck at the rear of an existing 1,513 square foot single family residence.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**F. 1314 HILLCREST RD****A-1 Zone**

Assessor's Parcel Number: 019-111-005
Application Number: MST2015-00254
Owner: Kimbrough Living Trust
Applicant: Russ Banko
Owner: David Kimbrough
Engineer: Perkins Engineering

(Proposal to convert an existing 471 square foot, attached two-car garage into habitable space and construct a 108 square foot addition and new 400 square foot , attached two-car garage at an existing 2,435 square foot, one-story, single-family residence. The project includes replacement of some concrete paving. The proposed total of 2,943 square feet on a 23,087 square foot lot in the Hillside Design District is 63% of the guideline floor-to-lot area ratio (FAR).)

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