



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 10, 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, August 6, 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. 103 ONTARE HILLS LN

A-1 Zone

Assessor's Parcel Number: 055-160-061
 Application Number: MST2011-00261
 Owner: JWM Revocable Trust
 Architect: Bill Wolf
 Landscape Architect: Charles McClure

(This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Review After Final is requested for the following: 1) Eliminate the 15' x 20' covered barbecue. 2) Relocated solar panels to the westerly side of the property. 3) Retain the specimen olive tree in the driveway courtyard. 4) For all "A" designated windows, change arched windows to rectangular windows. 5) Eliminate wrought iron grill at smaller windows. 6) Eliminate the window in the middle of the south elevation. 7) Eliminate the small window at the middle of the west elevation. 8)

Eliminate rock facia at main entry. 9) Eliminate decorative detail at three fireplaces. 10) Eliminate clay pipe trim detail at the top of gable peaks in two locations. 11) Change trim detail of two columns at the main house and accessory structure patio. 12) Eliminate exterior on-demand water heater at westerly side of south elevation.)

FINAL REVIEW

B. 1311 W VALERIO ST

R-1 Zone

Assessor's Parcel Number: 041-081-014
 Application Number: MST2015-00067
 Owner: Benjamin Seeley
 Applicant: Noah Greer

(Proposal for exterior alterations to an existing one-story 1,040 square-foot single-family home. The proposal includes including relocation of windows and the front entry door, new front yard steps and pathways. This proposal will permit a 42" to 64" tall "as-built" retaining wall in the rear yard and a 42" tall retaining wall in the public right of way, the latter of which will require an encroachment permit. There are no changes to the building footprint, roof height, exterior colors or materials or square footage, which will remain at 37% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations listed in the Zoning Information Report (ZIR2011-00330).)

(Final Approval is requested.)

FINAL REVIEW

C. 507 YANKEE FARM RD

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-022
 Application Number: MST2015-00170
 Owner: Kail S. Wathne and Lori N. Rafferty
 Architect: Lori Kari

(Proposal for an addition and alterations to an existing 1,890 square foot, one-story, single-family residence with a 498 square foot detached 2-car carport. The project will include a new 750 square foot, detached 3-car garage with an attached 500 square foot workshop, and 2,152 square foot driveway. Also proposed is the conversion of an existing detached 490 square foot workshop to habitable space with a 362 square foot addition. This new habitable space will be attached to the main residence by a 53 square foot mud room. Three as-built uncovered parking spaces are proposed at the front of the dwelling. An existing as-built garden shed located within the interior setback will be removed. Two new olive trees are proposed. The proposed total of 4,543 square feet of development on a 1-acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 91% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the total covered parking on site to exceed the allowed maximum of 750 square feet.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project must comply with Staff Hearing Officer Resolution No. 034-15. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

FINAL REVIEW**D. 825 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-027
Application Number: MST2015-00322
Owner: Kamala and Stuart Heisler
Architect: Amy Taylor

(Proposal for site work including the replacement of existing asphalt with permeable pavers, a total of 150 linear feet of new garden walls to be 29 inches in height, a total of 205 cubic yards of site grading, and a new spa. Also proposed is the alteration of doors and windows to include three patio doors and seven windows. The site is currently developed with a one-story single family residence located on a 38,073 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

FINAL REVIEW**E. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the non-appealable portion of the parcel.)

(Final Approval is requested.)

NEW ITEM**F. 750 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-181-009
Application Number: MST2015-00359
Owner: Nicholas A. Sanford
Architect: Allan McComb

(Proposal to permit an "as-built" extension of a raised deck, wrapping around the south and east elevations of an existing 1,696 square foot single-family residence with a 348 attached two-car garage below. This project includes Staff Hearing Officer review for requested zoning modifications to allow the "as-built" deck to encroach into the required front and interior setbacks. This project will address violations in the Zoning Information Report ZIR2015-00108.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

NEW ITEM**G. 866 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-330-022
Application Number: MST2015-00379
Owner: Bettie Parks Ravel, Trustees
Agent: Trish Allen

(Proposal to permit an "as-built" 330 square foot upper-level raised deck in the front yard of a 1,812 square foot, two-story single-family residence in the Hillside Design District. The project also includes replacement of two windows with French doors on the front elevation. The project includes Staff Hearing Officer review for a requested zoning modification to allow the deck to encroach into the front setback. This project will address violations identified in enforcement case ENF2014-00992.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)