



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 23, 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
JAIME PIERCE
DENISE WOOLERY
PAUL ZINK, *Interim*

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, February 19, 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. 20 LAS ALTURAS CIR

A-1 Zone

Assessor's Parcel Number: 019-122-001
 Application Number: MST2012-00270
 Owner: Charles Rudd and 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 for "as-built" site wall alterations, an "as-built" window change at the living room, new landscape design, and revised exterior light fixtures.)

PROJECT DESIGN AND FINAL REVIEW**B. 434 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-012
 Application Number: MST2014-00066
 Owner: Maria Lourdes C. Smith
 Architect: Alex Pujo

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed is a 133 square foot second floor deck and 290 linear feet of retaining walls. A total of 444 cubic yards of grading, of which 238 cubic yards is outside of the building footprint, is proposed. The proposed development total 2,243 square feet, located on a 7,925 square foot vacant lot within the Hillside Design District, is 71% of maximum floor-to-lot-area ratio (FAR). The project includes Staff Hearing Officer review for front and interior setback modifications.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 048-14.)

PROJECT DESIGN AND FINAL REVIEW**C. 1575 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-005
 Application Number: MST2014-00587
 Designer: Mark Morando
 Owner: George Pecoulas and Patricia Luscombe

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts, a new smooth-coat Mission style stucco, a new roof, alterations to the roof above the garage and dwelling, and a new garage door. Staff Hearing Officer review is requested for alterations to the dwelling within the interior & front setbacks. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.)

(Project Design Approval and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 007-15.)

NEW ITEM – PUBLIC HEARING**D. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029
 Application Number: MST2015-00063
 Owner: Robert and Tammara Stockero
 Architect: Don Swann

(Proposal to replace the mansard roof of an existing 2,099 square foot, two-story, single-family residence in the Hillside Design District with a shingled hipped roof. The proposal includes the replacement of five windows, new stucco on the entire exterior, and a new central heating system. No changes to the square footage are proposed. The project includes Staff Hearing Officer review for a requested modification to allow alterations within the front setback.)

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

NEW ITEM**E. 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 Zoning Information Report (ZIR2011-00330).)

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