



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, December 9, 2013

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*

FRED SWEENEY, *Vice-Chair*

BERNI BERNSTEIN

BRIAN MILLER (Consent Calendar Architecture Representative)

LISA JAMES (Consent Calendar Landscape Representative)

JAIME PIERCE (Consent Calendar Landscape Representative)

JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF:

JAIME LIMÓN, Design Review Supervisor

MICHELLE BEDARD, Planning Technician

GABRIELE COOK, 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 Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, December 5, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards 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.

REVIEW AFTER FINAL

A. 1291 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-037
 Application Number: MST2012-00030
 Owner: Allison Armour Revocable Living Trust
 Architect: Blackbird Architects
 Engineer: Kath McCunney

(Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for requested site alterations including minor adjustments to the site elevations and landscaping, the relocation of the driveway, and relocation of the site storm water filtration trench.)

REVIEW AFTER FINAL**B. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects
Architect: Bruce Mccunney

(Proposal to convert the existing, 575 square foot, two-car garage into a residential office and art room, and construct a new, 480 square foot, attached, two-car garage, for an existing, 3,714 square foot, two-story, single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Review After Final to change the garage roof from a gable to a hip roof.)

REVIEW AFTER FINAL**C. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006
Application Number: MST2011-00049
Owner: Neil Dipaola
Architect: Dan Weber

(Proposal for alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a 45 square foot master bedroom addition and a second-story deck addition to the existing deck. Parking is provided by the existing, attached, 650 square foot garage. The proposed total of 2,996 square feet, located on a 10,500 square foot lot in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final for for alterations to finish materials, eliminate two windows, change the site wall from smooth concrete to board-formed textured, and add two scuppers and one downspout.)

PROJECT DESIGN AND FINAL REVIEW**D. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
Application Number: MST2013-00351
Owner: Wendy M. Edmunds
Designer: Kris Kirkelie

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 066-13, and Tier 2 Storm Water Management Program (SWMP).)

PROJECT DESIGN AND FINAL REVIEW**E. 1128 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-010
Application Number: MST2011-00389
Owner: Bruce R. Anderson
Applicant: Mark Morando
Landscape Architect: Chris Gilliland

(Proposal to permit the following "as-built" construction: reconstruction of the front entryway; new retaining walls; stairs; split-level patio with an 857 square foot deck with a fire pit, barbeque and counter on the lower level and a 229 square foot deck on the upper level. A two-story, 3,151 square foot residence and 527 square foot attached garage currently exist on the 29,259 square foot site in the Hillside Design District. No additional square footage is proposed. The project includes the demolition of the "as-built" pergola and storage shed. The proposal addresses violations listed in ENF2011-00344. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 060-13, and Tier 3 Storm Water Management Program (SWMP).)