



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, February 10, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **11:00 A.M.**

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**BOARD MEMBERS:**      FRED SWEENEY, *Chair* (Consent Calendar Architecture Representative)  
   BRIAN MILLER, *Vice-Chair*  
   BERNI BERNSTEIN  
   LISA JAMES (Consent Calendar Landscape Representative)  
   JAIME PIERCE (Consent Calendar Landscape Representative)  
   DENISE WOOLERY  
   JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                                 MICHELLE BEDARD, Planning Technician  
                                 GABRIELE COOK, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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### **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](http://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](mailto: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, February 6, 2014, 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](http://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. 1533 SHORELINE DR**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-014  
Application Number: MST2012-00046  
Owner: Anina Davenport Revocable Trust  
Architect: James Zimmerman

(This project has been revised to reduce the overall second-story addition by 283 square feet, reducing the FAR from 85% to 79%, and elimination of the 700 square foot "as-built" bluff-side, circular tiled patio. The revised proposal involves the construction of a 946 square foot, second-story addition to an existing 2,419 square foot residence with an attached two-car garage. The project also includes a major façade remodel, a 92 square foot one-story addition and interior remodel. The proposed total of 3,457 square feet, located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The project received Planning Commission approval for a Coastal Development Permit and zoning modifications (Resolution No. 018-12). The proposal will address the violations in ZIR2011-00381.)

**(Review After Final for roofing material/color changes.)**

**REVIEW AFTER FINAL****B. 1191 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-025  
Application Number: MST2013-00202  
Owner: Frederick Newton Davis III  
Architect: Lazaros Papademetropoulos

(Proposal to construct a total of 268 square feet of one-story additions to add a new half bath and a new master closet to an existing, one-story, 3,195 square foot single-family residence. The property is also developed with an existing 1,478 square foot guest house. The total onsite development of 4,941 square feet, located on a 1.1 acre lot in the Hillside Design District, is 98% of the guideline floor-to-lot area ratio.)

**(Review After Final for the following changes: addition of two new exterior stair cases, a 35 square foot addition to the living room deck, a new garage door, a new site/sound wall around the A/C unit, and revised railing materials.)**

**REVIEW AFTER FINAL****C. 1676 FRANCESCHI RD****A-1 Zone**

Assessor's Parcel Number: 019-102-004  
Application Number: MST2012-00493  
Owner: B & B SB Trust  
Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new, 6,415 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,910 cubic yards of site grading is proposed, which includes 350 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 119% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing Officer review of requested zoning modifications.)

**(Review After Final for detail changes to the residence.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1676 FRANCESCHI RD****A-1 Zone**

Assessor's Parcel Number: 019-102-004  
Application Number: MST2013-00450  
Owner: B & B SB Trust  
Architect: Kirk Gradin

(Proposal to construct a new pool cabana, trellis, pool storage structure and mechanical areas located on a two acre parcel in the Hillside Design District. An application (MST2012-00493) was approved on October 21, 2013, to construct a new, 6,415 square foot, three-story, single-family residence. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design and Final Approval requested. The project requires compliance with Staff Hearing Officer Resolution No. 001-14.)**

**NEW ITEM****E. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029  
Application Number: MST2014-00038  
Architect: Don Swann  
Owner: Robert & Tammara Stockero

(Proposal for a total of 46 square feet of one-story additions and a 108 square foot interior remodel to an existing 1,687 square foot, two-story, single-family residence, with an attached, 428 square foot, two-car garage. The proposal includes requesting to permit a 259 square foot "as-built" deck and exterior stairs. The proposal will address violations listed in ZIR2013-00582. The proposed total of 2,161 square feet, located on an 11,760 square foot lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

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

**NEW ITEM****F. 426 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-312-007  
Application Number: MST2014-00041  
Owner: David J. Slomiany  
Applicant: Eric Knight

(Proposal for a 315 square foot deck addition to an existing 465 square foot second-story deck, located at the rear of the existing, 2,975 square foot, two-story, single-family residence. Alterations to the existing residence include changing an existing second-story window to new French doors, and to permit the 'as-built' air conditioning unit. The existing 2,975 square foot residence, located on a 7,308 square foot lot within the Hillside Design District, is 99% of the required floor-to-lot area ratio (FAR).)

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