



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 1, 2014

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
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

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 4473, 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 Wednesday, November 26, 2014, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 1131 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-030
 Application Number: MST2012-00164
 Owner: Charles Rudd, Jr.
 Architect: Paul Zink

(Proposal to construct a new 4,030 square foot three story, single-family residence, including a basement, and an attached 470 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for an "as-built" landscape planting plan, revisions to the hardscape paving and perimeter walls and fencing on the site plan, a change of the pre-cast columns to plaster columns, removal of the kal-wall covering at the covered patio, revisions to the exterior light fixtures, changes to the drop ceiling in the living room, and removal of non-load bearing columns.)

FINAL REVIEW**B. 20 PUEBLO VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-311-019
Application Number: MST2014-00511
Owner: William O'Donnell
Applicant: Cesar Cruz

(Proposal to construct a 620 square foot, second story addition to an existing 2,017 square foot, two-story, single-family residence with an attached two-car garage. The project includes removal of an as-built alcove at the north elevation of the residence and permitting of the as-built reconfiguration of two bedrooms on the second floor into one master bedroom. The proposed total of 2,637 square feet on a 14,268 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00281.)

(Final Approval is requested.)

FINAL REVIEW**C. 296 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-004
Application Number: MST2013-00406
Owner: Stone Family Trust
Architect: AB Design Studio

(Proposal to construct a 3,873 square foot, two-story single-family residence, with an attached 624 square foot, two-car garage. The proposal includes an attached, 292 square foot accessory structure, a detached 285 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 5,074 square feet on a 2.18 acre vacant lot in the Hillside Design District is 90% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading and building footprint.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program and requires a 3-star rating with Built Green Santa Barbara. Project must comply with Planning Commission Resolution No. 009-14.)

FINAL REVIEW**D. 2301 CHAPALA ST****E-3 Zone**

Assessor's Parcel Number: 025-113-013
Application Number: MST2013-00417
Owner: Scott Gerrard Kipp and Hsiu Hua Kipp
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

(Final Approval is requested.)

NEW ITEM- PUBLIC HEARING**E. 150 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-005
Application Number: MST2014-00549
Owner: Raymond W. Jewell Trustee
Architect: Chris Cottrell

(Proposal for 350 square feet of first floor additions to an existing 1,696 square foot, one-story single-family residence. The project includes an alteration to the roof pitch, new windows and doors, a new 433 square foot wood deck, a new trash enclosure, and removal of an unpermitted deck cover. The proposed total of 2,093 square feet on an 11,657 square foot lot in the Hillside Design District is 53% of the guideline floor-to-lot area ratio. The project will address a zoning violation identified in Zoning Information Report ZIR2014-00249 and includes Staff Hearing officer review for requested zoning modifications.)

Postponed indefinitely at the applicant's request.