



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 15, 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 Thursday, December 11, 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

FINAL REVIEW

A. 3626 SAN REMO DR

E-3/SD-2 Zone

Assessor's Parcel Number:	053-231-011
Application Number:	MST2009-00325
Owner:	Madsen Trust
Agent:	Alexandra Cole
Applicant:	Vince Amore

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, guest parking spaces, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 022-14.)

REVIEW AFTER FINAL**B. 2345 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-001
Application Number: MST2013-00341
Architect: James Zimmerman
Owner: Michal Smulski

(Proposal to demolish the existing, two-story, 2,171 square foot, single-family residence, and construct a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Review After final is requested to lower the house pad 18 inches to elev. 150.5, and to add retaining walls along the east and west property lines and along the 75-year seacliff retreat line.)

REVIEW AFTER FINAL**C. 475 BRAEMAR RANCH LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-019
Application Number: MST2013-00439
Owner: Spencer Seal Living Trust
Architect: Howard Wittausch
Landscape Architect: Brodersen Associates

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

(Review After Final is requested for the following "as-built" revisions in the rear yard: 1) Importing 370 cubic yards of fill to raise the lower and middle pads and contour the site. 2) Installing synthetic turf with concrete stepping stones and decomposed granite walkways at the upper terrace. 3) Raising the middle terrace approximately 2 feet and installing decomposed granite paths. 4) Raising the lower terrace approximately 2 feet, increasing the area of permeable paving from 800 square feet to 3,295 square feet to create three uncovered parking spaces and relocate the secondary driveway entrance. 5) Adding a vegetated bio-swale below the secondary driveway.)

PROJECT DESIGN AND FINAL REVIEW**D. 1445 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-021
Application Number: MST2014-00328
Owner: Kimbrough Family Trust
Contractor: Stewart Construction

(Proposal to construct a new 288 square foot upper level deck on an existing two-story house on a 13,940 square foot lot in the Hillside Design District. The proposal also includes new iron railing to match existing, with the addition of glass panels to be installed behind the new railing.)

(Project Design Approval and Final Approval are requested.)

CONTINUED ITEM**E. 11 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-021
Application Number: MST2014-00542
Owner: Marion F. Gibson Trust
Applicant: Greg Cacan

(Proposal for a new 4 to 6 foot tall and 80 foot long retaining wall in the rear yard of an existing single-family residence.)

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

NEW ITEM**F. 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 a 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 to allow alterations within the interior setback.)

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

NEW ITEM**G. 1428 SAN MIGUEL E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-020
Application Number: MST2014-00601
Owner: Lawrance and Morris Family Trust
Architect: Tom Ochsner

(Proposal for a 188 square foot expansion of an existing uncovered deck on the third level of a single family residence and removal an existing chimney. No changes to the building footprint are proposed.)

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

NEW ITEM**H. 251 LA MARINA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-008
Application Number: MST2014-00583
Owner: Navid Eskandari
Architect: Alan McLeod
Applicant: Lauren Anderson

(Proposal to construct 700 square feet of new one-story additions and a new 785 square foot two-story addition, to an existing 800 square foot, one-story, single-family residence. The proposal includes demolition of 100 square feet of the existing non-conforming garage and a new, conforming, 400 square foot, two-car garage. The proposed development total of 2,685 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 100% of the required floor-to-lot area ratio (FAR).)

(This previously noticed project has been POSTPONED to the Full Board Meeting of January 12, 2015 at the applicant's request.)