



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 6, 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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

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 § 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, July 2, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 118 LA VISTA GRANDE

E-1 Zone

Assessor's Parcel Number: 015-083-011
 Application Number: MST2015-00281
 Architect: Michael Stroh
 Owner: Christopher Lloyd

(Proposal for new masonry retaining walls to replace a failing wall in the rear yard of an existing 1,239 square foot single-family residence in the Hillside Design District. A new detached trellis, fire pit gas feed, landscaping, site steps, and site lighting are proposed. The project includes 30 cubic yards of cut grading to be balanced on site.)

(This is a rehearing of the project, which received Project Design Approval and Final Approval on June 15, 2015, due to failure to provide notification to an interested party.)

PROJECT DESIGN AND FINAL REVIEW**B. 175 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-151-001
Application Number: MST2014-00353
Owner: Jeffrey Becker and Dawn Fitzgerald
Designer: J. Grant Design Studio

(Proposal to convert an existing 488 square foot attached two-car garage to habitable space, and construct a new 451 square foot attached two-car garage and a 460 square foot second-story addition at an existing 2,809 square foot single-family residence. The project includes demolition of a 178 square foot as-built deck and construction of a 76 square foot of new deck. The proposed total of 3,720 square feet, located on a 29,257 square foot lot in the Hillside Design District, is 78% of the guideline floor-to-lot-area ratio (FAR).)

(Project Design and Final Approval are requested. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)

FINAL REVIEW**C. 25 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-031-026
Application Number: MST2015-00262
Owner: Vanowen Holdings, LLC
Architect: Jose Luis Esparza

(Proposal to add 186 square feet of main- and lower-floor additions to an existing 6,809 square foot, two-level, single-family residence. The proposal includes reconstructing an existing 961 square foot elevated deck on the main level with an additional 587 square feet. The project includes the replacement of doors and windows of the same size in existing locations, and interior work that includes the demolition of a 370 square foot loft, new internal stairs, and remodel. The proposed total of 6,623 on a 2 acre lot in the Hillside Design District is 120% of the guideline maximum floor-to-lot area ratio and will result in a net reduction of 184 square feet to the residence.)

(Final Approval is requested.)

FINAL REVIEW**D. 18 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-172-006
Application Number: MST2012-00098
Owner: Susan Arcidiacono
Designer: Urbe & Orbe Enterprises
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for a requested zoning modification.)

(Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 043-13.)

NEW ITEM**E. 710 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-034
Application Number: MST2015-00320
Owner: Jeff Bourne
Applicant: William Rourke

(Proposal for to construct a trellis-style patio cover at the east elevation and a gabled-style patio cover at the south elevation of an existing single-family residence in the Hillside Design District. The proposal includes replacing windows with folding glass doors under the new patio cover on the south elevation.)

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

NEW ITEM**F. 1448 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-013
Application Number: MST2015-00321
Agent: Edna Sizlo

(Proposal for a new pool 900 square foot pool and spa in the rear yard of an existing single-family residence in the Hillside Design District. The project includes the replacement of 1,800 square feet of paving with 1,700 square feet, and 360 cubic yards of cut and fill grading to be balanced on site. This project will address violations in ZIR2013-00019.)

(Action may be taken if sufficient information is provided. Project requires hillside and grading findings.)

NEW ITEM**G. 825 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-027
Application Number: MST2015-00322
Owner: Kamala and Stuart Heisler
Architect: Amy Taylor

(Proposal for site work including the replacement of existing concrete and asphalt driveway and walkway with pavers, 2,465 square feet of new rear yard patios, a total of 150 linear feet of new garden walls to be 29 inches in height, a total of 205 cubic yards of site grading, and a new spa. Also proposed is the alteration of doors and windows to include three patio doors and seven windows. The site is currently developed with a one-story single family residence located on a 38,073 square foot lot in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)