



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 31, 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, August 6, 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. 3425 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-012
 Application Number: MST2014-00537
 Owner: Jacques Habra
 Architect: Peter Becker
 Agent: Alicia Harrison

(Proposal to construct a new 480 square foot pool, 49 square foot spa with associated pool equipment and safety fencing on a 17,490 square foot lot in the Hillside Design District and the Appealable jurisdiction of the Coastal Zone. This proposal is an amendment to the recent Coastal Development Permit dated May 2, 2013 and revised on August 8, 2014, under MST2012-00135 which approved 2,345 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage. The proposal requires Planning Commission review for a requested Coastal Development Permit.)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 011-15.)

REVIEW AFTER FINAL**B. 20 CAMINO VERDE****A-1 Zone**

Assessor's Parcel Number: 019-282-027
Application Number: MST2012-00283
Applicant: Jim Doub
Owner: Rory Rye and Jim Doub
Architect: Edwards-Pitman Architects

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final is requested for a new roof profile adjacent to the kitchen, a revised exterior wall at the kitchen, a 42 inch tall wall at the kitchen deck, a new 30 inch tall site wall, a raised wall at the air conditioning unit to be 8 feet above grade, a revised deck around the pool, a change of the pool deck railing to a 42 inch tall decorative wall, a new 20 inch tall wall at the pool deck, a pool cabana, and a revised window at the lower floor bathroom.)

NEW ITEM**C. 101 ONTARE HILLS LN****E-1 Zone**

Assessor's Parcel Number: 055-160-062
Application Number: MST2015-00414
Owner: Joshua Lynn
Contractor: Chris Arntz

(Proposal to replace a gravel driveway with a 100-foot long Hollywood driveway and driveway apron at an existing single-family residence in the Hillside Design District.)

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

FINAL REVIEW**D. 2233 FOOTHILL LN****A-1 Zone**

Assessor's Parcel Number: 021-101-007
Application Number: MST2014-00521
Owner: Sarah F. Hammett
Architect: Mark English

(Proposal for 74 square feet of first-floor and 88 square-feet of second-floor additions to an existing two-story, 3,226 square foot, single-family residence with an attached 772 square foot three-car garage and two uncovered parking spaces. The project includes the alteration of roof forms, and new windows and doors. The proposed total of 4,161 square feet of development on a 38,251 square foot lot is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

FINAL REVIEW**E. 1830 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-011
Application Number: MST2015-00183
Owner: Mihailoff Living Trust
Architect: Dawn Sherry

(Proposal for a 748 square foot, one-story addition to the rear of an existing 1,990 square foot, one-story single-family residence with an attached 449 square foot, two-car garage. The project includes new doors and windows, window replacements, removal of selected areas of wood siding, a new front patio, removal of a portion of the driveway and removal of a pool waterslide. The proposed total of 3,187 square feet on a 26,462 square foot lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks.)

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

FINAL REVIEW**F. 1342 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-252-013
Application Number: MST2015-00187
Owner: David Thomas & Associates, Inc.
Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 175 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,792 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution 037-15.)

NEW ITEM**G. 1542 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-170-002
Application Number: MST2015-00409
Owner: Michael Kinderman
Architect: Tom Ochsner

(Proposal to construct a new concrete wall and wooden privacy screen with a combined height of 21 feet tall in the rear yard of an existing single-family residence. The proposed wall and screen will be adjacent to an existing 8 foot tall retaining wall to remain. The project also includes a new retractable awning on wire cables in a courtyard in the rear yard.)

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

NEW ITEM**H. 281 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-002
Application Number: MST2015-00417
Owner: Kathryn A. Ordway Revocable Trust
Applicant: Michelle Lang

(Proposal for a 326 square foot covered outdoor kitchen and 330 square foot outdoor uncovered patio with a fireplace and wall fountain at an existing single-family residence on a 79,714 square foot lot in the Hillside Design District.)

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

CONTINUED ITEM**I. 1270 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 035-320-015
Application Number: MST2015-00378
Owner: Heather Brophy
Applicant: Myles Steimle

(Proposal for a new 470 square foot pool and pool equipment at the rear of an existing one-story, single-family residence on a 13,160 square foot lot in the Hillside Design District.)

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