



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 4, 2016 **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
 KATHLEEN GOO, 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 3308, 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, December 23, 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.

NEW ITEM

A. 190 CEDAR LN

E-1 Zone

Assessor's Parcel Number:	015-010-031
Application Number:	MST2015-00296
Owner:	Ken and Nancy Rourke
Architect:	Sherry & Associates
Landscape Architect:	Pat Brodie

(Proposal to extend the front yard patio areas on the south and west elevations of an existing single-family residence in the Hillside Design District. The project includes the demolition of an existing patio wall and the addition of approximately 160 linear feet of concrete block patio privacy walls ranging from 6 to 8 feet in height. The project also proposes a metal-framed slide wire canopy structure at the south patio, 235 square feet of new impervious paving, site steps and gates, new landscaping, and site lighting. It also includes 22 cubic yards of cut and fill grading. This project includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the required front setback.)

(Comments only; project requires Staff Hearing Officer Review for a requested zoning modification.)

NEW ITEM**B. 1011 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-241-023
Application Number: MST2015-00623
Owner: Andrew J. Wilson
Architect: Thompson-Naylor

(Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer review is requested for zoning modifications for alterations in the front and interior setbacks.)

(Comments only; project requires Staff Hearing Officer review for requested zoning modifications.)

REVIEW AFTER FINAL**C. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
Application Number: MST2013-00351
Designer: Kris Kirkelie
Owner: Robert M. Light Trust

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project [MST2009-00183] was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached accessory building, a 696 square foot exterior deck, a new spa, and the removal of one 30-inch diameter oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio [FAR]. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final is requested for revisions to the exterior architectural style, fenestration, and finish materials and colors. The revisions also include a reduction of the net square footage from 2,114 to 2,008 square feet, the addition of exterior stairs, the revision of the garage to a carport with storage, a new 12' x 18' pool and associated equipment, reduction of the deck from 692 to 265 square feet, and reconfiguration of the interior configuration of the residence. The revisions require a Substantial Conformance Determination for Staff Hearing Officer Resolution No. 066-13.)

FINAL REVIEW**D. 1566 W VALERIO ST****R-1 Zone**

Assessor's Parcel Number: 041-032-030
Application Number: MST2015-00376
Owner: Robert R. Harris
Architect: Jason Grant

(Proposal for a 182 square foot first-floor addition and 302 square foot second-floor addition to an existing 972 square foot single-family residence with a 165 square foot attached one-car carport. The project includes a 128 square foot covered balcony on the second floor. The proposed total of 1,621 square feet on a 5,483 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

NEW ITEM**E. 1815 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-143-007
Application Number: MST2015-00625
Owner: Nortex, LLC
Applicant: Kenneth Delunas
Designer: Don Swann

(Proposal to demolish 10 square feet of the existing 1,180 square foot, one-story, single-family dwelling, and to construct a 137 square foot one-story addition. The project also includes demolition of a 198 square foot covered patio, construction of a new CMU stuccoed retaining wall at the driveway, and interior alterations. The proposed total of 1,315 square feet on a 23,956 square foot lot in the Hillside Design District is 28% of the guideline maximum floor-to-lot area ratio [FAR].)

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