



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 14, 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
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 Thursday, December 10, 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.

FINAL REVIEW

A. 121 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-061-021
 Application Number: MST2015-00172
 Owner: El Escondite, LLC
 Applicant: Gina Giannetto
 Engineer: Kevin Vandervort

(Proposal for a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 300 cubic yards of grading excavation under the building footprint and 300 cubic yards of grading excavation outside of the building footprint. This 5,102 square foot development on a 7.01 acre site in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

NEW ITEM**B. 201 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-027
Application Number: MST2015-00589
Owner: Brooks M. London
Applicant: Joe Steuer

(Proposal to convert the existing 564 square foot garage to storage and construct a new 730 square foot three-car garage and construct a 464 square foot addition to the existing 3,985 square foot one-story single-family residence. The proposed total 5,743 square feet, located on a 24,829 square foot lot in the Hillside Design District, is 121% of the guideline floor-to-lot area ratio (FAR).)

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

NEW ITEM**C. 885 LA MILPITA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-012-010
Application Number: MST2015-00596
Owner: Antoun Wassef
Contractor: JP Builders

(Proposal to demolish an unpermitted workshop and adjacent patio cover and construct a new 448 square foot art studio at an existing single-family residence in the Hillside Design District. The project includes a new 6-foot tall wood fence, the demolition of an existing gazebo and new patio cover. The project will address violations identified in Zoning Information Report ZIR2013-00041.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

NEW ITEM**D. 1470 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-233-002
Application Number: MST2015-00601
Owner: Valerie Cardon Trust
Applicant: Mark Morando

(Proposal to permit an "as-built" 287 square foot sunroom addition at the rear of an existing 1,907 square foot single-family residence with an attached 352 square foot two-car garage. A trash enclosure, trellis in interior setback, and a side arbor trellis will be removed. The total of 2,546 square feet of development on a 13,328 square foot lot in the Hillside Design District is 62% of the maximum required floor-to-lot area ratio (FAR). This project will address violations in enforcement case ENF2015-01016 and Zoning Information Report ZIR2015-00527.)

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