



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, May 16, 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: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
KAITLIN MAMULSKI, Planning Technician
LETICIA I. MIGUEL, 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 Kaitlin Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532, or by email at KMamulski@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 7543, 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, May 12, 2016, 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.

REVIEW AFTER FINAL

A. 2201 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-016
 Application Number: MST2013-00185
 Owner: C & M Hofman Revocable Trust
 Applicant: Permit Planners
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage. A new pedestrian entry from the street, with stairway and landing, is also proposed. The proposed total of 3,838 square feet located on a 21,777 square foot bluff top lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 82% of the guideline maximum floor-to-lot area ratio. The project requires review by the Planning Commission for a requested Zoning Modification and Coastal Development Permit, and Public Works review for a Minor Encroachment Permit.)

(Review After Final of changes to the approved project including a rock skirt, window changes, cupola, garage door window change.)

REVIEW AFTER FINAL**B. 504 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-132-001
Application Number: MST2014-00594
Owner: Carrera, Sidney C
Owner: Dan & Meg Purdey
Architect: Tom Henson

(Proposal for a 427 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes enclosing an existing open loggia, replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 4,029 square feet on a 10,439 square foot lot is 106% of the guideline maximum floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

(Review After Final of changes to previously approved project including wall material and window trim.)

REVIEW AFTER FINAL**C. 100 E CONSTANCE AVE****E-1 Zone**

Assessor's Parcel Number: 025-041-001
Application Number: MST2014-00625
Owner: Kenny Van Zant
Applicant: Diana Kelly

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Review After Final is requested to permit the "as-built" enclosure of a carport structure to become a storage shed located within the interior setback. Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)

FINAL REVIEW**D. 2175 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-002
Application Number: MST2016-00067
Owner: James Michael & Colette Phillippi
Architect: Robert Kupiec
Engineer: GRED Van Sande
Contractor: Mark Hudson Construction Inc

(Proposal to convert the existing two-car garage into habitable space, and enclose the existing carport to become a new two-car garage. The project includes enclosing 80 square feet of the downstairs patio for an enlarged entry, and 20 square feet of the upstairs covered deck for a new bay window in the breakfast room. The total converted and enclosed spaces will result in 480 new net square feet within the existing building footprint. The project also includes two new balconies with a gas fire pit, a relocated trash enclosure, and new or relocated doors and windows. The proposed total of 3,455 square feet on a 30,491 square foot lot in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final approval is requested.)

NEW ITEM**E. 821 DEERPATH RD****A-2 Zone**

Assessor's Parcel Number: 015-100-004
Application Number: MST2016-00163
Owner: Narges Movasagi
Agent: Mark Morando

(Proposal for a new 499 square foot accessory building, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence with an attached 459 square foot two-car garage. The project includes driveway improvements and 405 cubic yards of cut and fill grading, of which 25 cubic yards will be exported off site. It also includes permitting a previously approved and permitted 163 square foot addition and window replacement, for which the building permit has expired. The proposed total of 2,757 square feet on a 23,710 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio. This project requires certification of a slope calculation to qualify for a 5 foot front setback reduction along Eucalyptus Hill Road. This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

(Comments only no action can be taken.)