



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 6, 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
KATIE MAMULSKI, 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. Applicants are advised to arrive approximately 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 consent 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 Katie 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 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, June 2, 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.

FINAL REVIEW

A. 1212 SAN MIGUEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-050-012
Application Number: MST2015-00367
Owner: Douglas Carman
Designer: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for alterations to the covered entry, window and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 008-16. Project was last reviewed on March 21, 2016.)

NEW ITEM**B. 1123 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-282-007
Application Number: MST2016-00194
Owner: Sasha Ablitt Living Trust
Architect: Warner Young

(Proposal to remove the existing deck and stairs and reconstruct and enlarge the deck by 171 square feet that will be located approximately 17 feet from the front property line and to construct new stair from deck to front yard below approximately 7 feet from the west interior property line. Two setback modifications are required for frontage on Garcia; 1 interior setback for the stairs and 1 front setback modification for the deck. The existing unpermitted patio cover in the setback is proposed to be removed. The project will also include abatement of violations outlined in ZIR2009-00339. The proposed total of 171 square feet on a 10,996 square foot lot in the Hillside Design District is 5% of the maximum allowable floor-to-lot area ratio [FAR].)

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

NEW ITEM**C. 150 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-005
Application Number: MST2016-00206
Owner: John Kruger
Owner: Christine Doyle

(Proposal to enclose existing carport, interior remodel and minor addition to kitchen and dining, interior remodel of master suite and bedroom bath, conversion of utility shed to laundry, new windows and doors, outdoor BBQ area and permit deck cover per ZIR2014-00249. The proposed total of 1,710 square feet on 11,657 square foot lot in the Hillside Design District is under the 85% max FAR.)

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

NEW ITEM**D. 116 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-018
Application Number: MST2016-00207
Owner: John & Michelle Schock Family Trust
Applicant: Wayne Ward

(Proposal to remove unpermitted rear decks and construct a new 1,321 square foot rear deck for an existing one-story single family residence. The proposed total of 1,321 square feet on a .65 acre lot in the Hillside Design District is 28% of the maximum allowable floor-to-lot area ratio [FAR].)

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

REVIEW AFTER FINAL**E. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-009
Application Number: MST2016-00212
Architect: Andrew Roteman
Owner: Leon F. and Joyce M. Lunt
Owner: Leon F. and Joyce M. Lunt

(Proposal for changes to an existing approved landscape plan to include the removal of three trees, hardscape changes and to omit four trees from the approved landscape plan. The project is located in the Appealable Jurisdiction of the Coastal Zone.)

(Review After Final of changes to previously approved project for a revised landscape plan.)