



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 8, 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
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 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 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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, August 4, 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. 2118 MOUNT CALVARY RD

A-1 Zone

Assessor's Parcel Number: 021-081-002
 Application Number: MST2015-00535
 Applicant: Diana Kelly
 Designer: Becker Studios Inc.
 Owner: Ornella Faccin

(Proposal to remodel the existing 4,442 square foot, one-story, single-family residence including an attached 453 square foot accessory structure, and a detached 625 square foot two-car carport. The proposal involves demolition of a 150 square foot unpermitted sunroom, the demolition of the existing detached carport, and construction of a new 687 square foot detached three-car garage and new open trash enclosure at the rear of the garage. The project also includes draining and decking over the existing pool and spa in the rear yard. The proposed total of 5,583 square feet on a 2.17 acre lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal will address all violations identified in Zoning Information Report ZIR2015-00376.)

(Review After Final is requested for a new garage door relocation and garage structural change.)

NEW ITEM**B. 2141 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-011
Application Number: MST2016-00200
Owner: Brown Family Survivor's Trust
Applicant: Adam Brown

(Proposal to abate violations of ENF2016-00153 for as-built changes to a single family home. As-built changes include a new electrical sub-panel, replacement of door with as-built french doors, an 84 square foot landing and converted garage space. No new construction is proposed. The proposed total of 3,031 square feet on a 15,000 square foot lot is 70% of the guideline maximum floor to-lot-area ratio [FAR].)

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

NEW ITEM**C. 243 SALIDA DEL SOL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-121-003
Application Number: MST2016-00312
Owner: Ann Bellefeuille Wilms
Applicant: Vanguard Planning, LLC

(Proposal to permit an "as-built" retaining wall varying in height from 2'-2" to 4'-2" and a 3'-3" fence on top of the retaining wall located along the front property line. The combined height exceeds the maximum 3'-6" height requirement and involves a request for an Administrative Zoning Exception to exceed 3'-6" height within the required 10 foot setback. The proposal will also address violations identified within ENF2016-00484 and ZIR2016-00120, including permitting a 600 square foot Secondary Dwelling Unit, an "as-built" 95 square foot addition, door and window changes, new skylights, a new uncovered parking space, and a new retaining wall varying in height to a maximum 26 inches in height.)

(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 the neighborhood character.)

NEW ITEM**D. 1033 N ONTARE RD****A-1 Zone**

Assessor's Parcel Number: 055-151-003
Application Number: MST2016-00339
Owner: Arnold Edmund Keir and Marguerite Nash

(Proposal for erosion repair for small erosion grooves to be filled with less than 50 cubic yards of grading. The area of repair crosses the property line between 1033 N. Ontare Rd. [25,829 sq. ft.] and 1057 N. Ontare Rd. [56,874 sq. ft.] in the Hillside Design District with a 30% slope.)

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