



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 23, 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
AMBER FLEMMINGS, 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 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 4577, 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, March 19, 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 – PUBLIC HEARING

A. 3511 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-003
 Application Number: MST2015-00097
 Owner: David Roark and Sherrie Anderson
 Applicant: Brian Miller

(Proposal to demolish a 280 square foot, attached, one-car carport and construct a new 400 square foot, attached, two-car garage to an existing one-story 3,363 square foot single-family residence. The residence includes an existing 300 square foot accessory space and 252 square foot, one-car garage in a detached building. The project will result in a total of three covered parking spaces. The proposal also includes permitting an "as-built" trellis over the rear patio, exterior window and door alterations, the removal of an unpermitted shower in the accessory building, and an interior remodel of the master bathroom and closet. The proposed total of 4,230 square feet of development on a 1.15 acre lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 84% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Planning Commission review for a Coastal Development Permit. This project will address building violations identified in Zoning Information Report ZIR2015-00016.)

(Comments only; project requires an environmental assessment and Planning Commission Review for a Coastal Development Permit.)

FINAL REVIEW**B. 614 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-404-004
Application Number: MST2015-00080
Owner: Collins Financial, LLC
Architect: Larry Clark

(Proposal to for a 60 square foot ground-floor addition to an existing 985 square foot single-family residence with an attached 400 square foot two-car garage in the Hillside Design District.)

(Final Approval is requested.)

NEW ITEM**C. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
Application Number: MST2015-00125
Owner: Jeffrey Jones
Applicant: Don Gragg
Architect: Michelle Lang

(Proposal for partial demolition and reconstruction of an existing detached accessory building which was destroyed in the Tea Fire. The original building was approximately 900 square feet. The proposed new building will be a maximum of 500 square feet. The primary residence was approved in 2012 and is currently under construction. The onsite development, located on a 3.65 acre lot in the Hillside Design District, is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**D. 1912 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-021
Application Number: MST2015-00133
Owner: Craig Morrison

(Proposal for a hot tub and raised wooden platform in the rear yard of an existing single-family residence in the Hillside Design District.)

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