



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 3, 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 § 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, July 30, 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. 830 CALLE CORTITA

E-1 Zone

Assessor's Parcel Number:	041-183-007
Application Number:	MST2015-00228
Owner:	James E. Parson and Sharon D. Vizino
Architect:	Kirk Gradin

(Proposal to legalize the "as-built" conversion of the existing 351 square foot, one-car garage into detached accessory habitable space, and construct a new attached one-car carport. The proposal will address violations identified under the enforcement case ENF2014-00641, which includes the removal of the "as-built" kitchen, and relocation of the storage cabinets and trash enclosure to comply with required interior setbacks. The proposed total of 2,530 square feet of development on a 58,727 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

NEW ITEM**B. 1270 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 035-320-015
Application Number: MST2015-00378
Owner: Heather Brophy
Applicant: Myles Steimle

(Proposal for a new 470 square foot pool and pool equipment at the rear of an existing one-story, single-family residence on a 13,160 square foot lot in the Hillside Design District.)

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

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

Assessor's Parcel Number: 019-262-005
Application Number: MST2014-00549
Owner: Raymond W. Jewell, Trustee
Architect: Chris Cottrell

(Proposal for 155 square feet of first-floor additions to an existing 1,139 square foot, one-story single family residence with an attached 499 square foot two-car carport, and 47 square foot utility shed. The project includes conversion of the carport to a 407 square foot two-car garage, conversion of the utility shed into habitable space, additions to the roof, new windows and doors, and a 62 square foot deck addition. It also includes removal of a failing retaining wall and construction of a new retaining wall with privacy fencing along the easterly property line. A portion of this retaining wall is located on an adjacent property at 140 Loma Media Rd. The proposed total of 1,701 square feet of development on an 11,657 square foot lot in the Hillside Design District is 43% of the guideline maximum floor-to-lot area ratio (FAR). The project will address a zoning violation identified in the Zoning Information Report ZIR2014-00249 and includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the interior setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)