



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 21, 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
DAVID ENG, 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 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 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, March 17, 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. 1568 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-082-032
 Application Number: MST2015-00517
 Owner: Matthew J. Boeddeker
 Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

FINAL REVIEW**B. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046
Application Number: MST2015-00332
Owner: Marshall & Turner
Architect: The Cearnal Collective LLC

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

FINAL REVIEW**C. 2118 MOUNT CALVARY RD****A-1 Zone**

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

(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.)

(Final Approval is requested.)

FINAL REVIEW**D. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-030
Application Number: MST2015-00580
Owner: Peter Hirth, Trustee
Applicant: Windward Engineering
Designer: Barefoot Designs

(Proposal for 301 square foot of lower-level additions and for 956 square feet of main/upper-level additions to an existing 1,142 square foot, one-story single-family residence with an attached 239 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new attached 440 square foot, two-car garage at the lower level, along with a new driveway and turnaround. The project includes new three-foot high retaining walls and a new six-foot high wood fence. The proposed total of 2,839 square feet on an 11,771 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal review. This project will address violations in Zoning Information Report ZIR2015-00382.)

(Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW**E. 841 DE LA GUERRA TERR****E-1 Zone**

Assessor's Parcel Number: 031-071-011
Application Number: MST2015-00544
Owner: Vijay Sharma
Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

(Project Design Approval and Final Approval are requested.)

NEW ITEM**F. 101 JUANA MARIA AVE****R-2 Zone**

Assessor's Parcel Number: 017-091-010
Application Number: MST2016-00095
Owner: John & Sally Picciuto, Living Trust
Applicant: Kayla Picciuto

(Proposal to permit "as-built" redwood fences ranging from 3'-6" to 6' tall in the front yards of an existing single-family residence on a corner lot. Zoning and Public Works review are required for the fences to exceed the 3'-6" height limitation within 10' of a front property line, at a street corner, and within the visibility triangle adjacent to the driveway. This project will abate a violation identified in enforcement case ENF2015-00853.)

(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 neighborhood character.)