



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 28, 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 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 24, 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. 26 CELINE DR

A-1/E-1 Zone

Assessor's Parcel Number: 055-141-034
 Application Number: MST2014-00316
 Owner: Kyle Korver
 Designer: Susan Sherwin
 Engineer: Paul Belmont

(Proposal for 1,129 square feet of first- and second-floor additions to an existing 2,402 square foot, two-story, single-family residence with an attached 497 square foot garage. The proposal includes widening an existing driveway, rebuilding a portion of a retaining wall, permitting an as-built air conditioning unit, and 22 cubic yards of grading. The proposed total of 4,029 square feet of development on a 1.54 square foot lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address zoning violations identified in Zoning Information Report ZIR2012-00398.)

(Review After Final is requested for a new freestanding shade structure, fire pit, barbecue area, retaining wall, and trash enclosure.)

CONTINUED ITEM**B. 101 JUANA MARIA AVE****R-2 Zone**

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

(Proposal to permit "as-built" redwood fence 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.)

NEW ITEM**C. 116 VIA DEL CIELO****E-1 Zone**

Assessor's Parcel Number: 035-050-046
Application Number: MST2016-00100
Owner: Daniel Davy O'Dowd/Amy Chu-Hua Chang
Architect: Peter Becker

(Proposal for 313 square feet of additions to an existing three-level, 3,703 square foot single-family residence with an attached 510 square foot two-car garage. The additions comprise the enclosure of an existing covered patio on the upper level, the creation of new habitable area within the crawlspace at the lower level, and a reconfiguration of interior spaces. The proposal includes a new motorized 6 foot tall driveway gate, and refurbishment of decks and railings. The proposed total of 4,526 square feet of development on a 37,026 square foot lot in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio.)

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