



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Note: This is a Special Tuesday meeting date.

TUESDAY, May 31, 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
KAITLIN MAMULSKI, Planning Technician I
KRYSTAL VAUGHN, ACTING 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 Kaitlin 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. 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, May 26, 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. 855 MIRAMONTE DR

E-1 Zone

Assessor's Parcel Number:	035-050-038
Application Number:	MST2015-00200
Owner:	Stephen & Judith Bay Living Trust
Applicant:	Bill Chappell
Designer:	Alida Aldrich

(This is a revised project description. Proposal to construct a new 12' x 60' lap pool, exterior stairs, pergola and built in barbecue, and fencing at an existing single-family residence in the Hillside Design District. The project includes alterations to an existing "as-built" deck, wall, and columns, 100 cubic yards of grading to be balanced on site, and additional landscaping and site paving. Staff Hearing Officer review is requested to allow a portion of the deck to encroach into the required interior setback.)

(Comments only; Continuance to Staff Hearing Officer is requested for a modification to allow "as-built" deck in required interior setback.)

FINAL REVIEW**B. 1601 CALLE CANON R-1 Zone**

Assessor's Parcel Number: 041-072-002
Application Number: MST2015-00503
Owner: Laura Cook
Architect: Ted Meeder

(Proposal to demolish and reconstruct portions of the first floor, add 87 square feet to the first floor, and construct a new 343 square foot second floor at an existing 892 square foot, one-story, single-family residence with an attached 166 square foot one-car garage. The project includes a new 832 square foot covered patio on the ground floor and a 200 square foot second-floor deck. The total of 1,488 square feet of development on a 6,374 square foot lot in the Hillside Design District is 54% of the required maximum floor-to-lot area ratio [FAR]. The project will address violations in Zoning Information Report ZIR2012-00249.)

(Final Approval is requested.)

FINAL REVIEW**C. 2208 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 025-201-010
Application Number: MST2016-00186
Owner: Fischer Family Trust
Applicant: Don Swann

(Proposal for a 231 square foot ground-floor bedroom addition with 299 square foot deck above, to an existing 2,356 square foot two-story residence and attached 372 square foot one-car garage. The proposed total of 2,959 square feet located on a 12,750 square foot lot is 73% of the maximum [FAR] requirement.)

(Final Approval is requested.)

NEW ITEM**D. 3045 FOOTHILL RD E-3/SD-2 Zone**

Assessor's Parcel Number: 053-093-006
Application Number: MST2016-00205
Owner: Mathers-Winn Family Trust
Contractor: Wes Grieger

(Proposal to demolish an existing block wall and footing at the front of the property and construct a new 6 feet 6 inch high gray slump stone masonry wall for an existing single family dwelling.)

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