



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 13, 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
KATIE MAMULSKI, Planning Technician
KATHLEEN GOO, 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. 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 consent 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 Katie 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 3308 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, June 9, 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. 25 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 015-311-006
 Application Number: MST2014-00111
 Architect: Wade Davis Design
 Owner: Yeoman Trust

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck at this two-story residence with attached two-car garage. The project includes a minor interior remodel. Portions of the additions and the entry deck encroach into the front yard setback. The proposed total of 3,063 square feet on a 16,802 square foot lot in the Hillside Design District is 70% of the guideline maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Review After Final is requested is requested to decrease the size of entry deck, change a portion of the cable rail to plaster wall, revise entry site walls, additional light fixtures and structural revisions/upgrades to existing entry walkway.)

FINAL REVIEW**B. 3039 HERMOSA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-001
Application Number: MST2014-00607
Owner: Bryan C. Kenney, Living Trust
Designer: Tony Xiques

(This is a revised proposal for a 130 square foot first-floor and 188 square foot second-floor addition to an existing 1,714 square foot, two-story single-family residence with an attached 436 square foot two-car garage. The proposed total of 2,468 square feet, located on an 8,250 square foot lot, is 76% of the maximum allowable floor-to-lot area ratio (FAR). This revised project is a 477 square foot reduction from the last proposal of 2,945 square feet and 91% FAR.)

(Final Approval is requested. Project was last reviewed on February 8, 2016.)

REVIEW AFTER FINAL**C. 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 on a .69 acre lot 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.)

REVIEW AFTER FINAL**D. 969 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-253-019
Application Number: MST2015-00393
Owner: Crissman Trust
Applicant: Patrick Marr

(Proposal for a 290 square foot first-floor addition, a 576 square foot second-story addition, a 48 square foot second-floor deck, a new entry deck and stairs, removal of an unpermitted shade structure and water heater, and interior remodel of an existing 1,262 square foot single-family residence with an attached 384 square foot, two-car garage. The project includes removal of two interior posts in the garage. The proposed total of 2,512 square feet on an 8,134 square foot lot in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR). The proposal addresses violations associated with Zoning Information Report ZIR2014-00257. This project includes Staff Hearing Officer review for modifications for additions in the front setback and for conforming additions that change the basic characteristics of a dwelling that is non-conforming to two interior setbacks.)

(Review After Final is requested for window changes.)

FINAL REVIEW**E. 1850 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-014
Application Number: MST2016-00148
Owner: Strong Family Trust
Architect: Pacific Architects

(Proposal for 197 square feet of lower-level additions to an existing two-story 2,917 square foot single family residence. The proposal includes an exterior façade remodel, new roofing material, replacement of doors and windows, interior remodel, conversion of 42 square feet of the existing garage to habitable area, and a new 368 upper-level lanai and covered porch. The proposed total of 3,116 square feet, located on a 27,615 square foot lot in the Hillside Design District, is 66% of the maximum allowable guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on April 25, 2016.)

NEW ITEM**F. 105 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-151-005
Application Number: MST2016-00222
Owner: Donald Thomas Trust
Architect: Native Son Design Studio

(Proposal for alterations to an existing two-story single-family dwelling including a remodel of the bathroom and laundry room, window replacement, deck and railing replacement, HVAC replacement and new exterior sink. Also requested is approval of the as-built replacement of the garage doors and replacement of the stone chimney veneer with stucco.)

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

NEW ITEM**G. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020
Application Number: MST2016-00223
Owner: Jimeno, LLC
Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

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