



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 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
 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 Tuesday, November 22, 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. 18 S VOLUNTARIO ST

R-2 Zone

Assessor's Parcel Number: 017-172-006
 Application Number: MST2012-00098
 Owner: Susan Arcidiacono
 Applicant: Robert Mills
 Designer: Urbe & Orbe Enterprises

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 043-13, and was last reviewed July 6, 2015.)

FINAL REVIEW

B. 507 SAN ONOFRE RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-302-005
 Application Number: MST2016-00403
 Owner: Shannon & Gaston
 Architect: Paul Zink

(Proposal for 336 square feet of additions to an existing two-story 1,631 square foot single-family residence with an attached 310 square foot two-car garage. The project includes an interior remodel of 320 square feet and the demolition of an existing covered patio and replacing it with a new covered patio and 220 square foot deck. The proposed total of 2,277 square feet is 62% of the maximum allowed floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed September 9, 2016 and must comply with Tier 3 SWMP requirements.)

NEW ITEM**C. 9 E PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-123-014
Application Number: MST2016-00512
Owner: Roberts Kiefer Family Trust
Owner: Linda Kiefer
Contractor: California Pools & Spas

(Proposal to demolish an existing 18'x45' pool and construct a new 18'x34' pool within the existing pool footprint. Total grading will be less than 50 cubic yards and the proposal includes the reuse of the existing pool equipment.)

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

NEW ITEM**D. 1404 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2016-00515
Owner: William A. Weathers
Landscape Architect: Earthform Design

(Proposal to construct a new 476 square foot detached one-story storage building at the rear of the existing 25,067 square foot lot developed with a one-story single family residence located in the Hillside Design District. No alterations are proposed to the existing residence. The proposal includes a total of 500 cubic yards of cut and fill grading to be balanced on site, four new tiered site allen block retaining walls varying from 3 to 5 feet in height and a total of 200 linear feet, and new on-grade steps.)

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

NEW ITEM**E. 139 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-014
Application Number: MST2016-00517
Owner: Jewell Raymond W Trustee
Owner: Arlene Montesano
Applicant: Ken Mineau

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor to-lot-area ratio (FAR).)

(Comments Only; Project requires Staff Hearing Officer review).