



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Note: This is a Special Tuesday meeting date.**

**Tuesday, February 16, 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  
                                      KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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](http://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](mailto: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 3308, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto: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, February 11, 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](http://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](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

**NEW ITEM – PUBLIC HEARING****A. 1405 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-210-001  
Application Number: MST2016-00024  
Owner: Maria Brant Living Trust  
Applicant: Ken Mineau

(Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**