



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 4, 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 I. 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 Wednesday, March 30, 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.

NEW ITEM

A. 1102 PLAZA DEL MONTE

E-1 Zone

Assessor's Parcel Number: 035-360-011
 Application Number: MST2016-00122
 Owner: Carla Scheifly
 Applicant: Bob Trimble

(Proposal for construction of a new vinyl coated chain link fence along the secondary street frontage on Miramonte Drive. The fence will consist of 500 linear feet of 6-foot tall fencing with a four-foot wide gate, 120 linear feet of 7.5-foot tall fencing, and 115 linear feet of 3.5-foot tall fencing with one 3-foot wide gate. The proposed fence will be constructed at or within 10 feet of the front property line. This project requires and Administrative Exception for fences exceeding 3.5 feet tall within 10 feet of a front lot line.)

(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**B. 418 E ALAMAR AVE****E-3 Zone**

Assessor's Parcel Number: 053-201-002
Application Number: MST2016-00129
Owner: Tina Jill Takaya
Designer: Christopher De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the required maximum floor-to-lot area ratio (FAR). No changes are proposed to the existing detached garage and bedroom. This project requires and Administrative Exception for fences exceeding 3.5 feet tall within 10 feet of a front lot line.) This project will address violations identified in Zoning Information Report ZIR2009-00476.)

(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: PUBLIC HEARING**C. 2255 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-162-008
Application Number: MST2015-00571
Owner: Tracy Rochestie
Applicant: Teri Malinowski
Architect: Chris Cottrell

(This is a revised project description for ground floor additions and a reconfiguration of interior spaces resulting in a net increase of 8 square feet to an existing one-story, 1,690 square foot single-family residence with an attached 421 square foot two-car carport. The proposal also includes a total of 901 square feet of patios, a new covered front entry, a patio cover at the rear, new windows and doors, an attached trellis, an outdoor fireplace, a new site retaining wall, and new storage areas within the carport. The proposed total of 2,111 square feet on a 15,959 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio. The proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060. Staff Hearing Officer review is requested for a zoning modification to allow additions and alterations within the interior setback. The revised project eliminates a previous proposal for an 881 square foot second-story addition.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer for a requested zoning modification.)