



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, May 02, 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 Thursday, April 28, 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. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio. The project includes Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project has received a Substantial Conformance Determination for Planning Commission Resolution No. 014-12.)

FINAL REVIEW**B. 1758 CALLE BOCA DEL CANON****R-1 Zone**

Assessor's Parcel Number: 041-062-033
Application Number: MST2015-00577
Owner: Leslie & Diane Ekker Revocable Living Trust
Applicant: Raymond Appleton
Architect: Balance Associates
Engineer: Ashley & Vance Eng.

(Proposal to demolish the existing 925 square foot single family dwelling and 742 square foot garage and to construct a new modular 2,784 square foot one-story single family dwelling with a detached 740 square foot garage, new decks, a new driveway and motorcourt and 97.9 cubic yards of cut and 97.9 cubic yards of fill for the driveway and motorcourt, a new 88 linear foot, six-foot high CMU wall to replace the "as-built" retaining wall. The proposed total of 3,524 square feet on a 1.44 acre lot in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio. The proposal will address violations outlined in ZIR2015-00292 and ENF2013-01382.)

(Final Approval is requested.)

FINAL REVIEW**C. 1308 SANTA TERESITA DR****A-1 Zone**

Assessor's Parcel Number: 055-141-019
Application Number: MST2015-00366
Owner: John C. Heine
Applicant: Steve Fort
Architect: Mary Andrulaitis

(Proposal for a 3,246 square foot, one-story, single-family residence with an attached 580 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,826 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 76% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

CONTINUED ITEM**D. 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 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. The revised project eliminates a previous proposal for an 881 square foot second-story addition and no longer requires zoning modifications that were previously requested.)

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

NEW ITEM**E. 105 MESA LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-043
Application Number: MST2016-00171
Owner: Eddie Talbot Trust
Architect: Kas Seefeld

(Proposal for a new 98 square foot second-story deck at an existing single-family residence.)

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