



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 30, 2017 **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 Thursday, January 26, 2017, 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. 1366 SYCAMORE CANYON RD

E-1 Zone

Assessor's Parcel Number: 015-130-012
 Application Number: MST2014-00445
 Owner: Tyson Thompson
 Designer: Russell Banko Design & Construction

(Proposal to construct a 169 square foot, one-story addition to an existing 1,633 square foot, one-story residence with an existing 440 square foot, attached two-car garage. The proposal includes the addition of a five-foot tall board and batten sound wall in the front yard, and a new patio and landscaping in the rear yard. The proposed total of 2,234 square feet of development on a 17,911 square foot lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised landscape plan.)

REVIEW AFTER FINAL**B. 3635 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-002
 Application Number: MST2014-00158
 Owner: Philip Palumbo & Loyce Clark
 Architect: Brett Ettinger
 Contractor: Bennett Constr. & Development

(Proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 406 square foot square storage room to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for site wall changes, window changes, fireplace height increase, changes to exterior lighting, color changes and other "as-built" site improvements.)

NEW ITEM**C. 1509 EUCALYPTUS HILL RD****R-2 Zone**

Assessor's Parcel Number: 015-242-017
 Application Number: MST2017-00005
 Owner: Linda Seals
 Architect: Robert Pester Architect

(The proposed project is requesting an Administrative Zoning Exception for an "as-built" wall and fence combination along the front and the south west interior property lines to exceed 8" in height. The combined total height of the wall is 10'-6". Project will address violation in ENF2016-01562 and requires a Public Works Encroachment Permit.)

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

NEW ITEM**D. 1970 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-019
 Application Number: MST2017-00018
 Owner: Robert J. Leslie
 Contractor: Bill Stallard

(Proposal to construct a new site masonry retaining wall located at the rear (north) and east corner of the property. The proposed wall will be approximately 95 linear feet and will be a maximum height of 11' on the subject property side and a maximum height of 6' facing the adjacent neighbor at 2225 Las Tunas. Exterior face of wall to be of stucco and masonry block for elevation at 2225 Las Tunas. The proposal also requests an Administrative Zoning Exception to allow the wall to exceed 8' in height within the required setbacks.)

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

NEW ITEM**E. 1115 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-261-008
Application Number: MST2017-00024
Owner: Marc P. Seidler
Architect: Chris Cottrell

(Proposal to construct a 75 square foot expansion to an existing 71 square foot second level deck on an existing two-story, 2,783 square foot single-family residence. The new deck railing, corbel and wall below will match existing, no other site improvements are proposed.)

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

NEW ITEM**F. 712 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-381-004
Application Number: MST2017-00026
Owner: Schmandt Family Trust
Applicant: Kathleen Schmandt
Designer: Jake Schmandt

(Proposal to construct a 221 square foot one-story addition at the rear of the existing one-story, 1,257 square foot single-family residence. The proposal also includes a new trellis at the south side of the residence. The proposed total of 1,878 square feet located on a 15,186 square foot lot located in the Hillside Design District is 43% of the guideline floor-to-lot area ratio (FAR).)

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