



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 6, 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, February 2, 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. 1721 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-083-002
 Application Number: MST2016-00139
 Owner: Michael John Malengo
 Architect: Tom Ochsner

(Proposal for a 621 square foot second story addition, a new 286 square foot second story deck, and an interior remodel to an existing 1,363 square foot single family dwelling with an attached 426 square foot two-car garage. The proposed total of 2,410 square feet is 86 % of the maximum required floor-to-lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202). Staff Hearing Officer review is requested for modifications to allow a conforming second-story addition to a property that is non-conforming to required front and two interior setbacks.)

(Review After Final is requested for window changes and a new covered porch entry; Project must comply with Staff Hearing Officer Resolution No.056-16)

CONTINUED ITEM**B. 1509 EUCALYPTUS HILL RD****R-2 Zone**

Assessor's Parcel Number: 015-242-017
 Application Number: MST2017-00005
 Owner: Linda Seals
 Owner: Michelle Bevis
 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; Project requires an Administrative Zoning Exception.)

NEW ITEM**C. 3844 LINCOLN RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-023
 Application Number: MST2017-00025
 Owner: Fleischman/Harris Family Trust
 Architect: Chris Cottrell

(Proposal to permit the "as-built" bay window in the master bedroom which was originally approved as a cantilevered deck, and permit the "as-built" enclosure of the original covered deck resulting in a 114 square foot addition. Other site improvements include replacing the existing as-built porch window with a new smaller window, interior remodels and garage repairs. The proposed total of 3,169 square feet on an 8,125 square foot lot is 99% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations identified in ZIR2016-00416 and ENF2016-01447.)

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

NEW ITEM**D. 731 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-044
 Application Number: MST2017-00037
 Owner: Craig A. Lieberman
 Agent: Robert Zahnow

(Proposal to remove 3,450 square feet of existing non-permeable asphalt driveway and replace the driveway material in the existing configuration with new non-permeable Belgard Mega-Bergerac pavers in color Victorian.)

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