



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 13, 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 9, 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.

FINAL REVIEW

A. 1150 HARBOR HILLS DR

E-1 Zone

Assessor's Parcel Number: 035-313-002
 Application Number: MST2016-00363
 Owner: Avo Semerdjian
 Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed November 21, 2016.)

REVIEW AFTER FINAL

B. 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 to construct a new vinyl-coated chain link fence along the secondary street frontage on Miramonte Drive. The proposed fence consists 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 a Zoning Administrative Exception for fences exceeding 3.5 feet tall within 10 feet of a front lot line.)

(Review After Final is requested for fence and gate changes.)

NEW ITEM**C. 41 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 019-360-006
Application Number: MST2017-00035
Owner: El Cielito Road Trust
Architect: Wade Davis Design

(Proposal to construct 351 square feet of upper level additions to the rear of an existing 3,522 square foot, two-level, single-family residence with an existing 673 square foot detached three-car garage and 435 square foot detached accessory building. The proposed total of 4,981 square feet of on a 1.57 acre lot located in the Hillside Design District is 94% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**D. 919 MEDIO RD****E-1 Zone**

Assessor's Parcel Number: 029-261-015
Application Number: MST2017-00038
Owner: Thomas Roth
Applicant: Brian Zant

(On a single-family residential parcel developed with two existing dwellings (919 and 921 Medio Road), this project proposes the demolition of a third unpermitted dwelling and attached deck. The project includes exterior alterations at 921 Medio Road where the unpermitted dwelling to be demolished was connected, the permitting of an "as-built" two-car carport, reinstalling the opening and door to a walled off two-car garage, relocation of an electrical panel and construction of a new roof deck above the "as-built" carport. The proposed total of 2,067 square feet on a 14,606 square foot lot located in the Hillside Design District is 48% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations in Enforcement Case ENF2015-00006 and Zoning Information Report ZIR2016-00567.)

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

NEW ITEM**E. 2618 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-283-026
Application Number: MST2017-00042
Owner: Ole and Monique Mikkelsen 2000 Revocable Trust

(Proposal for alterations to an approved Landscape Plan including the removal of one oak tree.)

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

NEW ITEM**F. 1712 ANACAPA ST R-2 Zone**

Assessor's Parcel Number: 027-111-018
Application Number: MST2017-00043
Owner: 1712 Anacapa Street, LLC (CA)
Owner: Andrea Howard

(Proposal for alterations to an approved landscape plan including the addition of one tree.)

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

NEW ITEM**G. 727 ALSTON RD A-2 Zone**

Assessor's Parcel Number: 015-120-001
Application Number: MST2017-00046
Owner: Adnan Naber
Architect: Thomas Ochsner

(Proposal to construct a new 6-foot high redwood fence in the front and side yards, the proposal also includes a new driveway entry gate with 8-foot high stone pillars.)

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

NEW ITEM**H. 1601 LA CORONILLA DR E-1 Zone**

Assessor's Parcel Number: 035-033-017
Application Number: MST2017-00047
Owner: Keith Austin
Architect: Edwards - Pitman Architects

(Proposal for interior remodels to the existing two-story single family residence, no new square footage is proposed. The proposed remodel includes converting the existing family room to a master bedroom, eliminate the existing bedroom/bath and create a new master bath and walk in closet. The proposal also includes creating a new bath on the upper floor, a remodel of the existing kitchen, new windows and exterior doors throughout and new exterior entry stairs.)

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

NEW ITEM**I. 1189 N ONTARE RD E-1 Zone**

Assessor's Parcel Number: 055-120-034
Application Number: MST2017-00049
Owner: Lizinka Benton-Rzezniak

(Proposal for a re-roof to replace the existing composition shingle roof with a new standing seam metal roof.)

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