



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Note: This is a Special Tuesday meeting date

Tuesday, February 21, 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 16, 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.

CONTINUED ITEM

A. 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
 Owner: Michelle Bevis

(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-inches 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 and Public Works approval; Project was last reviewed on January 30, 2017.)

CONTINUED ITEM**B. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Sailer Family Revocable Trust
Architect: Don Swann

(Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Action may be taken if sufficient information is provided; Project must comply with Staff Hearing Officer Resolution No. 029-16, and was last reviewed September 19, 2016.)

CONTINUED ITEM**C. 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; Project was last reviewed February 13, 2017.)

NEW ITEM**D. 240 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-046
Application Number: MST2017-00060
Owner: Gail Schlachter Living Trust
Owner: Jeffrey Yaeger
Architect: Anna Lehr

(Proposal to remodel portions of the existing two-story 2,279 square foot single-family residence with an attached 559 square foot two-car garage. The proposed remodel consists of a new entry door configuration, enlarging the south patio doors, two new windows at the master bath, one new window at the family room, one new window at the third bedroom, replace all operable windows with new, dual glazed, aluminum clad windows and re-paint the existing building. Other site improvements include two new AC units to replace the existing unit. The existing and proposed total of 2,838 square feet on a 25,265 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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