



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 27, 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 23, 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. 3416 MARINA DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-081-001
 Application Number: MST2015-00572
 Owner: Kechejian-Schoolfield Rev Trust
 Architect: Tom Henson

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations and, a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio (FAR). The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

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

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; Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170, determination required for consistency with neighborhood character; Project requires Public Works approval and was last reviewed January 30, 2017.)

NEW ITEM**C. 1520 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-039
 Application Number: MST2017-00072
 Owner: Courtney Lockwood
 Designer: Jill Horton

(Proposal to permit "as-built" and new exterior changes to a 1,389 square foot two-story single-family residence with an attached 351 square foot two-car garage. Exterior changes include a new composition shingle roof, new stainless steel cable guard rails, new exterior stairs at the lower deck and other site improvements. The proposed project also includes a minor interior remodel with no new square footage and will address violations in ZIR2016-00399. The existing total of 1,389 square feet on a 19,750 square foot lot located in the Hillside Design District is 32% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**D. 925 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-039
 Application Number: MST2017-00074
 Owner: Panatima, LLC
 Architect: Edwards Pitman Architects

(Proposal to construct a 166 square foot second-story addition to an existing 2,801 square foot single-family residence with an attached 624 square foot two-car garage. Other site improvements include relocating the existing laundry room, adding a new powder room, replacing all doors and windows, new garden wall, new patio, new retaining walls, railing and stairs to the existing swimming pool, new pool deck and new exterior paint. The proposed total of 2,967 square feet on a 0.59 acre lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**E. 903 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-018
Application Number: MST2017-00071
Owner: 903 Alston, LLC
Owner: Craig and JU Rauchle
Architect: RMA Architects

(Proposal to construct a 218 square foot addition to an existing 2,155 square foot, one-story, single-family residence with an attached 748 square foot two-car garage. The proposed total of 2,373 square feet on a 0.61 acre lot located in the Hillside Design District is 50% of the guideline maximum floor-to-lot area ratio (FAR).)

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