



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

MARCH 20, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:
Jaime Limón, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without 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 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 agenda reviewing member of the SFDB may refer items to the Full Board for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/SFDB. 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email KMamulski@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. 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.

APPEALS: 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

NOTICE: On Thursday, March 16, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

PLEASE BE ADVISED

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.

FINAL REVIEW

A. 1448 JESUSITA LN

A-1 Zone

Assessor's Parcel Number: 055-240-013

Application Number: MST2016-00168

Owner: Dunbar, William H V

Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed May 16, 2016.)

FINAL REVIEW**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.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 029-16 and was last reviewed February 21, 2017.)

NEW ITEM**C. 2126 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 019-161-006

Application Number: MST2017-00096

Owner: William R. Rich, Revocable Trust

Architect: Harrison Design Associates

(Proposal to construct 65 square feet of additions to an existing 2,146 square foot two-story single-family residence with an attached 320 square foot two-car garage. The proposed project also includes the addition of 323 square feet of understory area to create a 643 square foot two-car tandem garage, a 72 square foot patio extension, exterior alterations to doors and windows, landscape and hardscape improvements and a remodel of interior spaces. The proposed total of 2,854 square feet on a 15,046 square foot lot is 66% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2016-01442 and Zoning Information Report ZIR2016-00438.)

(Comments Only. Project requires an Environmental Assessment and Transportation Review.)

NEW ITEM

D. 154 CORONADA CIR

A-2 Zone

Assessor's Parcel Number: 015-040-050

Application Number: MST2017-00107

Owner: Sherrie W. Anderson, Revocable Trust

Landscape Architect: Sam Maphis

(Proposal to construct erosion control terracing, fencing, and landscape planting on the western slope of the backyard of the existing single-family residence. The proposal also includes grading and drainage control, security fencing and access steps. The proposed walls consist of interlocking stacking terrace walls and approximately 150 cubic yards of fill is proposed outside of the main building footprint.)

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