



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 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*
Lisa James
Joseph Moticha
Robert Richards

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal M. Vaughn, 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. 7543. 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, November 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.

PROJECT DESIGN AND FINAL REVIEW

A. 2146 RIDGE LN

RS-25 Zone

Assessor's Parcel Number:	019-161-001
Application Number:	MST2017-00375
Owner:	Cheryl Ann Li, LLC
Architect:	Tai Yeh

(Proposal to construct a new 318 square foot garage addition to an existing 1,430 square foot, one-story single-family dwelling with an attached 285 square foot one-car garage. The proposed total of 2,033 square feet of development on a 13,649 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot-area ratio (FAR). The proposed project requires Staff Hearing Officer review for a Zoning Modification request for the proposed garage to encroach within the required 30-foot front setback.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 067-17 and was last reviewed August 7, 2017.)

NEW ITEM**B. 811 MIRAMONTE DR****RS-15 Zone**

Assessor's Parcel Number: 035-050-033
Application Number: MST2017-00762
Owner: Amy Lynn Meyer

(Proposal for vegetation removal and replacement for fire prevention. No alterations are proposed to the existing single residential unit. The proposed project will address violations in ENF2017-01227.)

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

NEW ITEM**C. 100 E CONSTANCE AVE****RS-15 Zone**

Assessor's Parcel Number: 025-041-001
Application Number: MST2017-00763
Owner: Kenny Van Zant
Designer: Diana Kelly

(Proposal to remodel and replace the existing in-ground pool with a new 18' x 41' pool and spa. The proposal includes reshaping the pool from oval to rectangular, and adding a spa, a new pool cover, and new concrete decking around the pool area. New high-efficiency pool equipment is also proposed to replace the existing pool equipment.)

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

NEW ITEM**D. 1112 MANITOU RD****RS-6 Zone**

Assessor's Parcel Number: 043-270-001
Application Number: MST2017-00760
Owner: Buford Family Revocable Trust
Contractor: Eric Knight

(Proposal to remove an existing trellis and hot tub at the rear of an existing single residential unit and construct a new 440 square foot trellis over the existing patio area. There are no proposed alterations to the existing single residential unit.)

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