



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 20, 2015

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
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
AMBER FLEMMINGS, 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. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 calendar 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 § 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at DEng@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. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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 4577, 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, July 16, 2015, 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. 2201 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-016
 Application Number: MST2013-00185
 Owner: C & M Hofman Revocable Trust
 Applicant: Permit Planners
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage. A new pedestrian entry from the street, with stairway and landing, is also proposed. The proposed total of 3,838 square feet located on a 21,777 square foot bluff top lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 82% of the guideline maximum floor-to-lot area ratio (FAR). The project requires review by the Planning Commission for a requested Zoning Modification and Coastal Development Permit, and Public Works review for a Minor Encroachment Permit.)

(Review After Final is requested to replace four small skylights with one large skylight structure.)

FINAL REVIEW**B. 1428 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-020
Application Number: MST2014-00601
Owner: Lawrance & Morris Family Trust
Architect: Tom Ochsner Architect

(Proposal for a 188 square foot expansion of an existing uncovered deck on the third level and removal of an existing chimney on an existing single-family residence in the non-appealable jurisdiction of the Coastal Zone. No changes to the building footprint are proposed.)

(Final Approval is requested.)

NEW ITEM**C. 166 CORONADA CIR A-2 Zone**

Assessor's Parcel Number: 015-040-053
Application Number: MST2015-00345
Owner: Ehrmann Family Living Trust
Architect: Thompson Naylor Architects

(Proposal to for a 110 square foot addition to an existing 2,172 square foot single-family residence with an attached 489 square foot two-car garage. The project includes a minor extension of an existing raised deck, new windows and sliding doors, and the replacement of the wood railing with glass. The proposed total of 2,771 square feet of development on a 19,276 square foot lot 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**D. 53 VISTA DEL MAR DR E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the non-appealable portion of the parcel.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)