



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 9, 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, January 5, 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. 329 LINDA RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-281-025
 Application Number: MST2016-00556
 Owner: Ballas Surviving Spouse`S Trust

(Proposal to construct a new 4'9" stucco-finish site wall consisting of 31 linear feet and new drought tolerant landscape improvements.)

(Review After Final is requested for a revised site wall and landscape improvements.)

FINAL REVIEW

B. 1721 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-083-002
 Application Number: MST2016-00139
 Owner: Michael John Malengo
 Architect: Tom Ochsner

(Proposal for a 621 square foot second story addition, a new 286 square foot second story deck, and an interior remodel to an existing 1,363 square foot single family dwelling with an attached 426 square foot two-car garage. The proposed total of 2,410 square feet is 86 % of the maximum required floor-to-lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202). Staff Hearing Officer review is requested for modifications to allow a conforming second-story addition to a property that is non-conforming to required front and two interior setbacks.)

(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 056-16 and was last reviewed October 3, 2016.)

FINAL REVIEW**C. 841 DE LA GUERRA TERRACE****E-1 Zone**

Assessor's Parcel Number: 031-071-011
 Application Number: MST2015-00544
 Owner: Vijay Sharma
 Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

(Final Approval is requested; Project was last reviewed September 6, 2016.)

PROJECT DESIGN AND FINAL REVIEW**D. 1123 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-282-007
 Application Number: MST2016-00194
 Owner: Sasha Ablitt Living Trust
 Architect: Warner Young

(Proposal to remove an "as-built" patio, to remove an existing deck and stairs and to construct a new deck and stairs to an existing 1,363 sq. ft. single family dwelling with an attached 400 sq. ft. garage. No new habitable space is proposed. The existing total development of 1,763 sq. ft. on an 11,218 square foot lot is 46% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations outlined in a Zoning Information Report (ZIR2009-00339). Staff Hearing Officer review is requested to allow the new deck and stairs to encroach into the required front and interior setbacks.)

(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No.059-16 and was last reviewed June 6, 2016.)

PROJECT DESIGN AND FINAL REVIEW**E. 606 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

Assessor's Parcel Number: 035-112-019
 Application Number: MST2016-00490
 Owner: John E. Gerngross Jr. Revocable Trust

(Proposal remove the existing tile burnt red roof and replace two layers 40# underlayment with new Boral Saxony 900 Country Slate Tile in color Sea Pearl Blend.)

(Project Design and Final Approval are requested; Project was last reviewed November 14, 2016.)

NEW ITEM**F. 1215 CALLE CERRITO****A-1 Zone**

Assessor's Parcel Number: 041-120-015
Application Number: MST2016-00552
Owner: Ginger Andersen

(Proposal to permit the "as-built" conversion of the 180 square foot roof deck to a sunroom over the garage on the second floor and a new French door on the rear elevation of an existing 1,530 square foot single-family residence. The proposed total of 1,710 square feet on a 9,840 square foot lot located in the Hillside Design District is 47% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations found in ZIR2015-00061 and ENF2015-00214. The applicant requests zoning modifications for new floor area to encroach into the front and interior setbacks.)

(Comments Only; Project requires Staff Hearing Officer Review for a Zoning Modification request.)

NEW ITEM**G. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2016-00564
Owner: Susan Brodie
Applicant: Macaluso Pools Inc.

(Proposed 15' x 40' pool located at the rear of the site. The proposal includes new pool equipment and a new automatic cover.)

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

NEW ITEM**H. 2439 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-081-014
Application Number: MST2016-00568
Owner: Raymond and Susanne Karam
Architect: Chris Cottrell

(Proposal to add a 94 square foot front entry addition to an existing 2,658 square foot, one-story, single-family dwelling with a 427 square foot attached two-car garage. The project includes a replacement of the existing composition shingle roof with a new standing seam metal roof, the addition of a pergola and deck at the rear, a new fireplace and the replacement of an existing fence. The proposed total of 3,179 square feet on a 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

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

NEW ITEM

I. 11 PINE DR

E-3/PUD Zone

Assessor's Parcel Number: 049-100-052

Application Number: MST2016-00567

Owner: Taj Hudson

(Proposal to construct a new 6' high masonry wall, approximately 100 linear feet, a new 3'- 6" masonry wall, 6 linear feet, and a new 6' high wood gate. Both masonry walls will have a stucco finish to match the existing two-story single-family residence.)

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