



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 24, 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
Denise Champendal
Lisa James
Joseph Moticha

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, April 20, 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.

REVIEW AFTER FINAL

A. 550 OWEN RD

A-2 Zone

Assessor's Parcel Number:	015-202-027
Application Number:	MST2014-00578
Owner:	William Z. Kerr Jr. and Emily K. Kerr, Trustees
Architect:	Pacific Architects, Inc.
Engineer:	Kevin Vandervort
Landscape Architect:	Sam Maphis

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

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

FINAL REVIEW**B. 929 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-004
Application Number: MST2016-00104
Owner: Tarlow Family Trust
Architect: Warner Young

(Proposal to demolish the 2,217 square foot habitable main level of a two-level, single-family residence with an attached 445 square foot two-car garage located below to remain. The project proposes a new 2,503 square foot main level to be built on a slightly enlarged footprint over the existing foundation, with a new architectural style. The project includes an enlarged and newly covered terrace. No changes are proposed for an existing detached 721 square foot accessory building. The proposed total of 3,669 square feet on a one-acre lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed February 21, 2017.)

FINAL REVIEW**C. 237 SAN CLEMENTE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-006
Application Number: MST2016-00476
Owner: David Wadors
Architect: Tom Ochsner

(Proposal to demolish the existing 1,544 square foot one-story single-family residence and construct a new 1,967 square foot two-story single-family residence. The proposal also includes a new two-story detached 550 square foot garage with a 280 square foot accessory structure above to be used as an exercise room. Other site improvements include a new driveway, retaining wall and decks on both the residence and accessory structure. The proposed total of 2,730 square feet on an 8,049 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed January 9, 2017.)

CONTINUED ITEM**D. 1110 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 039-192-030
Application Number: MST2017-00145
Owner: Susan Lagreca
Owner: Chad Dewitt
Applicant: Mark Armstrong

(Proposal to address Zoning Information Report and Enforcement Case violations by relocating an "as-built" shed, and remove an existing chicken coop and detached trellis cover out of the required front setback. The proposed project also includes removing the "as-built" plexi-glass cover attached to the rear of the existing two-car garage encroaching into the required interior setback, demolishing the "as-built" exterior stairs, removal of the unpermitted driveway gate, and permitting the conversion of 70 square feet of porch area to habitable floor area. The project is requesting a Zoning Administrative Exception to allow the existing "as-built" six-foot fence in the front yard to exceed the allowable height of three and one-half feet. The proposed total of 1,685 square feet on a 7,405 square foot lot is 56% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in ZIR2016-00128 and ENF2016-00473.)

(Second Concept Review. 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 was last reviewed April 10, 2017.)

NEW ITEM**E. 33 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-121-006
Application Number: MST2017-00124
Owner: Melton Perry
Architect: Paul Zink

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and Environmental Assessment.)

NEW ITEM**F. 626 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

Assessor's Parcel Number: 035-112-026
Application Number: MST2017-00154
Owner: Shaikh 1990 Family Trust
Owner: James Henry
Contractor: Alan Cooper

(Proposal to construct a new 18' x 44' swimming pool and 7' x 8'-6" spa with in ground equipment to a previously approved 3,877 square foot one-story single family residence. No new square footage is proposed. Approximately 45 cubic yards of cut will occur on site. The approved total of 3,877 square feet on a 16,204 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**G. 1214 HIGH RIDGE LN****E-1 Zone**

Assessor's Parcel Number: 019-113-047
Application Number: MST2017-00165
Owner: Harvey Solway
Architect: Chris Manson-Hing

(Proposal for minor alterations to an existing 4,639 square foot two-story single family residence. Alterations include adding a decorative two-piece tile awning above the main entrance, addition of two clearstory windows at the main entrance and replacing approximately 12 square feet of concrete paving with flagstone paving at the entrance. Other site improvements include repainting the exterior of the residence, revising the exterior plaster head and sill details for four windows facing the main entrance and permitting the site walls and driveway gate. Interior alterations include a kitchen remodel of 195 square feet and converting an existing 53 square foot closet to a bathroom on the lower floor. No new square footage is proposed. The existing total of 4,639 square feet on a 23,958 square foot lot is 98% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2016-00445.)

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

NEW ITEM**H. 226 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-081-016
Application Number: MST2017-00152
Owner: Kane Family Trust
Architect: Steve Hausz

(Proposal to permit sections of "as-built" picket fencing of up to 5-feet tall located along the front lot line and in the front yard of an existing single-family dwelling. The project is located in the Appealable Jurisdiction of the Coastal Zone and will require Coastal Review. An Administrative Exception to the fence and screen height standards per SBMC 28.87.170 is requested for fencing taller than 3.5 feet, within 10-foot of a front lot line. This project will address a condition of approval of Staff Hearing Officer Resolution No. 016-17 by undergoing Single Family Design Board review.)

(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.)