



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MAY 8, 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, May 4, 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. 1865 STANWOOD DR

A-1 Zone

Assessor's Parcel Number:	021-141-034
Application Number:	MST2012-00028
Owner:	Jeffrey Jones
Designer:	Don Gragg
Designer:	Santa Barbara Design & Build

(Proposal to construct a new two-story 2,693 square foot single-family residence and an attached 475 square foot two-car garage located on a 2.8 acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised Landscape Plan.)

CONTINUED ITEM**B. 1106 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-201-005
Application Number: MST2016-00429
Owner: Bratton Living Trust
Owner: Monika Draggoo and David Back
Architect: Paul Zink

(This is a revised project description. Proposal for minor alterations to an existing 2,516 square foot two-story single-family residence with an attached 384 square foot two-car garage. The proposed project involves a 77 square foot laundry room addition and a 540 square foot interior remodel. Other site improvements include the replacement of all windows, replacing the existing 216 square foot covered patio with a new covered patio in same location, reducing the size of the existing roof deck, new stucco siding, demolishing an existing swimming pool and underground existing overhead utilities. A zoning modification is no longer required for the proposed project. The proposed total of 2,977 square feet on an 18,463 square foot lot located in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio (FAR).)

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

CONTINUED ITEM**C. 3102 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-010
Application Number: MST2017-00208
Owner: William K. Brokken

(Proposal to permit the "as-built" removal of a 4,426 square foot concrete pool deck, replace it with 6,900 square feet of interlocking permeable pavers, and install 2,940 square feet of artificial turf in the rear yard of an existing single-family dwelling located in the Hillside Design District. The proposed project also involves approximately 154 cubic yards of grading to occur outside of the main building footprint. The project is located within Non-Appealable jurisdiction of the Coastal Zone and requires Coastal Review. This project will address violations in enforcement case ENF2017-00378.)

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

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. 2126 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 019-161-006
Application Number: MST2017-00201
Owner: William R. Rich Revocable Trust
Architect: Harrison Design Associates

(Proposal to construct a 395 square foot one-story accessory building in the remaining front yard and to alter four windows on an existing 2,211 square foot one-story single-family residence with an attached 643 square foot garage. The proposed total of 3,249 square feet on a 15,046 square foot lot located in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer Review is requested for one front yard modification and one interior setback modification.)

(Comments only. Project requires Staff Hearing Officer Review for Zoning Modification requests.)

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

Assessor's Parcel Number: 019-113-047
Application Number: MST2017-00209
Owner: Laurel G. Phillips
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 roof entry element 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 is currently being processed under MST2017-00165. No new square footage is proposed. The existing total of 4,639 square feet on a 23,958 square foot lot located in the Hillside design District is 98% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2016-00445. Staff Hearing Officer Review is requested for an interior setback modification to allow a new window to encroach within a portion of the interior setback.)

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