



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MAY 15, 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 11, 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. 1405 MISSION RIDGE RD

A-2 Zone

Assessor's Parcel Number:	019-210-001
Application Number:	MST2016-00024
Owner:	Don Marszalek and Diana Wold
Architect:	Chris Manson-Hing

(This is a second revised project description. Proposal for 42 square foot addition to an existing 3,964 square foot, two-level single family dwelling and a 217 square foot addition to the existing 361 square foot, two-car garage, a new 1,155 square foot partially-covered terrace to replace the existing 879 square foot uncovered terrace, alterations to the roof, new windows and doors, an interior remodel, new landscaping, and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,574 square feet on a 42,623 square foot lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception was approved for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062). Staff Hearing Officer approval has been granted for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

(Review After Final is requested for a revised Landscape Plan. Project must comply with Staff Hearing Officer Resolution No. 030-16.)

FINAL REVIEW**B. 1520 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-039
Application Number: MST2017-00072
Owner: Courtney Lockwood
Designer: Jill Horton

(Proposal to permit "as-built" and new exterior changes to a 1,389 square foot two-story single-family residence with an attached 351 square foot two-car garage. Exterior changes include a new composition shingle roof, new stainless steel cable guard rails, new exterior stairs at the lower deck and other site improvements. The proposed project also includes a minor interior remodel with no new square footage and will address violations in ZIR2016-00399. The existing total of 1,389 square feet on a 19,750 square foot lot located in the Hillside Design District is 32% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed February 27, 2017.)

FINAL REVIEW**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.)

(Final Approval is requested. Project was last reviewed May 8, 2017.)

CONTINUED ITEM**D. 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 was last reviewed May 1, 2017.)

NEW ITEM**E. 1291 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-037
Application Number: MST2017-00223
Owner: Allison Armour Revocable Living Trust
Architect: Arketype Architects Inc.

(Proposal to construct a 285 square foot one-story addition to an existing 4,179 square foot one-story single family residence. The proposal also includes a 267 square foot patio addition. The proposed total of 4,464 square feet on a 3.03 acre lot located in the Hillside Design district is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

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