



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 12, 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, June 8, 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.

FINAL REVIEW

A. 2517 SELROSE LN

E-3/SD-3 Zone

Assessor's Parcel Number:	041-361-035
Application Number:	MST2016-00337
Owner:	Abigail Ziv
Architect:	Thomas Oschner, AIA
Landscape Architect:	Brian Brodersen

(Proposal to reconfigure the existing garage and to convert 32 square feet from garage to hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, an interior remodel to an existing 1,921 square foot single-family dwelling with an attached 480 square foot garage, and demolish an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer review is requested for front and interior setback modifications to allow the conforming additions and a new overhang in the front setback to an existing nonconforming building.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 034-17 and was last reviewed May 30, 2017.)

FINAL REVIEW**B. 1135 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-314-005
Application Number: MST2016-00484
Owner: John Mithun
Architect: Thomas Oschner, AIA
Landscape Architect: Brian Brodersen

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 015-17 and was last reviewed May 30, 2017.)

FINAL REVIEW**C. 1257 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-009
Application Number: MST2016-00357
Owner: Doug and Joy Maskart 2013 Family Trust
Architect: Fred Sweeney
Engineer: Tom Pillin Van Sande

(Request to legalize existing as-built development including first and second story decks, solarium, handrails, front fence addition, staircase and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer review is requested to allow the "as-built" 80 square foot solarium, deck and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 010-17 and was last reviewed April 3, 2017.)

FINAL REVIEW**D. 288 CANON DR E-2/SD-2 Zone**

Assessor's Parcel Number: 053-142-010
Application Number: MST2015-00549
Owner: Wayne and Elizabeth Labrie
Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet (of which 1,594 square feet is in a new basement and will receive a 50% FAR credit) on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within one interior setback, and for a solar access modification.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 054-16 and was last reviewed December 12, 2016.)

PROJECT DESIGN AND FINAL REVIEW**E. 453 VISTA DE LA PLAYA E-1/PUD Zone**

Assessor's Parcel Number: 035-200-033
Application Number: MST2017-00077
Owner: Sean Ezell
Agent: Mark Morando

(Proposal to permit the "as-built" changes to the existing one-story single-family residence including window replacements in the kitchen and two windows at rear of house, on-demand water heater, exterior stucco, new front door and new copper gutters and downspouts. The proposed total of 1,654 square feet on a 2,214 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in ZIR2015-0414 and ENF2015-00745.)

(Project Design Approval and Final Approval are requested. Project was last reviewed March 6, 2017.)

CONTINUED ITEM**F. 515 FELLOWSHIP RD E-1 Zone**

Assessor's Parcel Number: 041-220-013
Application Number: MST2017-00273
Owner: Michael Ludkovski
Landscape Architect: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single-family residence including new irrigation, paving and lighting. Other site improvements include a new trellis, front gate, fire pit, and retaining walls. This project will address violations in ZIR2015-00304.)

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

NEW ITEM**G. 81 CHASE DR E-1 Zone**

Assessor's Parcel Number: 015-020-014
Application Number: MST2017-00301
Owner: West Bluff Capital Inc.
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

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

NEW ITEM**H. 464 YANKEE FARM RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017
Application Number: MST2017-00307
Owner: Margaret and Robert Niehaus Revocable Trust
Contractor: Ryan Hession

(Proposal for a re-roof to replace the existing simulated shake roof material with a new standing metal seam roof in a similar weathered copper color.)

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

NEW ITEM**I. 1417 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006
Application Number: MST2017-00313
Owner: Gott Family Trust
Architect: Don Swann

(Proposal to permit an "as-built" 23 square foot addition and new window replacements to an existing 1,513 square foot, one-story single family residence with a 1,089 square foot basement and a 440 square foot detached two-car garage. Other site improvements include an interior remodel of 1,068 square feet. The proposed total of 3,065 square feet on a 10,589 square foot lot is 81% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review. The project will address violations identified in ENF2017-00133.)

(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution No. 018-16.)