



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 19, 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 15, 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. 1733 MISSION RIDGE

E-1 Zone

Assessor's Parcel Number: 019-090-016
Application Number: MST2016-00405
Owner: George F. Wood
Landscape Architect: Earthform Design

(Proposal to construct a new 16' x 24' pool with a spa in the rear yard of an existing single family residence. Also proposed is a permeable patio, approximately 358 linear feet of stucco faced concrete block terrace walls, 312 square feet of landscape tie steps, landscaping, sandstone firepit, 4' high fence and a 10' x 50' bocce court. Approximately 100 cubic yards of cut will be dispersed on site for the new pool.)

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

REVIEW AFTER FINAL**B. 310 ARGONNE CIRCLE****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-273-001
Application Number: MST2016-00308
Owner: Geoff Richardson
Architect: Tom Henson

(Proposal for a 13 square foot first-floor addition and a 55 square foot second-floor bathroom addition to an existing 2,080 square foot, two-story single family residence with an attached 425 square foot two-car garage. Also proposed is an interior remodel of 513 square feet, relocation of the front door, and three new windows. The proposed total of 2,573 square feet on a 7,059 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for a minor second story addition.)

NEW ITEM**C. 1935 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-006
Application Number: MST2017-00288
Owner: Connie Wernet, Trustee for Wernet Trust
Architect: Kevin Moore

(Proposal to permit an "as-built" 905 square foot trellis and 378 square foot arbor in the rear yard of an existing 3,174 square foot one-story single family residence. The proposed project includes minor exterior door and window alterations and the removal of sheds, which were approved separately under MST2017-00196. Staff Hearing Officer review is requested for a Zoning Modification to allow the "as-built" trellis and arbor to remain within the required interior setback. This project will address violations in Zoning Information Report ZIR2016-00517. The existing total of 3,174 square feet on a 36,590 square foot lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot-area ratio (FAR).)

(Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests.)

NEW ITEM**D. 814 SOLEDAD AVE****R-1 Zone**

Assessor's Parcel Number: 031-060-025
Application Number: MST2017-00321
Owner: Ignacia Gomez, Revocable Trust

(Proposal to re-roof the existing red clay tile roof on an existing one-story single family residence with new Landmark CertainTeed composition shingles in color Mojave Tan.)

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

NEW ITEM**E. 30 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-342-020
Application Number: MST2017-00326
Owner: Wayne & Cynthia Wecksler Family Trust
Architect: Bob Easton

(Proposal to construct a 120 square foot uncovered second story deck extension and remodel 280 square feet of floor area within a 2,330 square foot two-story single family residence. The proposed project also includes a new fireplace, and also door and window replacements. The existing total of 2,330 square feet on a 6,377 square foot lot located in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio (FAR).)

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

NEW ITEM**F. 1428 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-222-012
Application Number: MST2017-00329
Owner: James Turner

(Proposal to construct a new 375 square foot deck extension to an existing wood deck in the rear yard of an existing 2,325 square foot one-story single family residence. The proposed project also includes adding a new 9'x12' wood pergola over a portion of the deck. No new square footage is proposed. The existing total of 2,325 square feet on a 10,941 square foot lot is 61% of the maximum allowable floor-to-lot area ratio (FAR).)

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