



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 3, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Lisa James
Joseph Moticha
Robert Richards

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 29, 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. 2126 RIDGE LN

A-2 Zone

Assessor's Parcel Number: 019-161-006
Application Number: MST2017-00096
Owner: William R. Rich Revocable Trust
Architect: Harrison Design Associates

(Proposal to construct 65 square feet of additions to an existing 2,146 square foot two-story single-family residence with an attached 320 square foot two-car garage. The proposed project also includes the addition of 323 square feet of understory area to create a 643 square foot two-car tandem garage, a 72 square foot patio extension, exterior alterations to doors and windows, landscape and hardscape improvements, and a remodel of interior spaces. The proposed total of 2,854 square feet on a 15,046 square foot lot is 66% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2016-01442 and Zoning Information Report ZIR2016-00438.)

(Review After Final is requested for revised skylights, door and window changes, a proposed deck extension, and other site improvements. Project was last reviewed March 27, 2017.)

REVIEW AFTER FINAL**B. 456 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-036
Application Number: MST2014-00491
Owner: Bradley Vernon
Architect: Michael Holliday

(Proposal to construct a new single-family residence on a vacant lot. The previous dwelling on the parcel was destroyed in the Tea Fire. The project will comprise a 1,669 square foot, two-story, single-family residence with an attached 562 square foot two-car garage. It also includes 331 cubic yards of cut and 8 cubic yards of fill grading. The proposed total of 2,231 square feet on an 8,431 square foot lot in the Hillside Design District is 67% of the required maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a new deck, new railing material, and a chimney removal. Project was last reviewed May 23, 2016.)

FINAL REVIEW**C. 1213 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-480-037
Application Number: MST2009-00385
Owner: Stealth MF Trust
Applicant: Jarrett Gorin
Architect: Douglas Beard
Landscape Architect: Robert Fowler, Landscape Architect

(This is a revised project description. Proposal to construct a new 4,802 square foot, two-story single-family residence with an attached 729 square foot, three-car garage, driveway, 13'x32' pool, spa, patios and retaining walls. Other site improvements include a new trellis, fire pit, barbeque, and landscape and hardscape improvements. The proposed project will be constructed on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. Approximately 1,259 cubic yards of grading is proposed, of which 579 cubic yards will occur outside of the building footprint and 680 cubic yards will occur within the building footprint. The proposed total of 5,531 square feet on a 1.09 acre lot located in the Hillside Design District is 110% of the guideline maximum floor-to-lot area ratio (FAR). The project received Staff Hearing Officer review for a Zoning Modification request.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements and Staff Hearing Officer Resolution No. 034-11, and was last reviewed June 26, 2017.)

FINAL REVIEW**D. 421 W MOUNTAIN DR A-1 Zone**

Assessor's Parcel Number: 021-103-013
Application Number: MST2016-00545
Owner: Brandon Michael Doheny
Designer: Kristian Howell

(Proposal to add an 835 square foot two-story addition to an existing 1,116 square foot single-family residence with an existing 485 square foot detached two-car garage. The proposed total of 2,360 square feet on a one-acre lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2013-00564.)

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

PROJECT DESIGN AND FINAL REVIEW**E. 1189 N ONTARE RD E-1 Zone**

Assessor's Parcel Number: 055-120-034
Application Number: MST2017-00085
Owner: Lizinka Benton-Rzeznik
Architect: Dennis Thompson

(Proposal to construct a 221 square foot, second-story addition to an existing 1,550 square foot, two-story single-family residence with an attached 187 square foot one-car garage and a detached 372 square foot garage. The project also includes an interior remodel of 255 square feet. The proposed total of 2,330 square feet on a 15,599 square foot lot located in the Hillside Design District is 54% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested Zoning Modification to allow encroachments within the required front setback.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 040-17, and was last reviewed March 13, 2017.)

CONTINUED ITEM**F. 1431 SYCAMORE CANYON RD A-1 Zone**

Assessor's Parcel Number: 019-320-038
Application Number: MST2017-00351
Owner: Terry E. Light
Engineer: Greg Van Sande
Contractor: Kelly Construction

(Proposal for structural upgrades to the abutment of an existing bridge on a parcel currently developed with a single-family residential unit.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed June 26, 2017.)

CONTINUED ITEM**G. 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, and was last reviewed May 8, 2017.)

NEW ITEM**H. 1565 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-110-032
Application Number: MST2017-00365
Owner: Eric Ginsberg and Erica Roberts
Applicant: Robert Trimble

(Proposal to demolish an existing 169 square foot deck and construct a new 163 square foot bedroom addition at the rear of an existing 4,921 square foot residence, including a 746 square foot two-car garage. The proposal also includes minor exterior alterations including relocating one door and two windows and adding 7 linear feet of decorative wall with an arched opening. The proposed total of 5,084 square feet on a 38,959 square foot lot located in the Hillside Design District is 103% of the guideline maximum floor-to-lot area ratio (FAR).)

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