



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 7, 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:

Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal Vaughn, 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. 7543. 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, August 3, 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. 1686 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number :	021-072-007
Application Number:	MST2015-00573
Owner:	Linda Kiefer
Architect:	Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing officer review was requested and approved for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 044-16. Project was last reviewed July 31, 2017.)

FINAL REVIEW**B. 1903 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-078
Application Number: MST2016-00216
Owner: Finegold Family Trust
Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(the proposed landscape improvements include repair of an existing 233 square foot wood deck including replacement of existing railing; removal of an existing stone patio and replacement with new concrete patios and stepping pads; relocation of a wood entry gate; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation; and addition of a new wood sliding vehicle entry gate adjacent to the garage. The project also includes abatement of previous zoning violations including 1) The removal of a metal shed in the setbacks, and 2) The removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192). The project is within the Appeal Jurisdiction of the Coastal Zone and required Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 011-17. Project was last reviewed June 13, 2016.)

CONTINUED ITEM**C. 1323 E DE LA GUERRA RD E-1 Zone**

Assessor's Parcel Number: 031-141-006
Application Number: MST2017-00442
Owner: Jennifer Gibbons
Applicant: Arturo Fernandez

(Proposal to replace the existing wood shake roof on an existing one-story single-family residence with a new S-Tile roof by Boral in color Merlot Blend. The proposed project is located in the Hillside Design District.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 31, 2017.)

CONTINUED ITEM**D. 124 PALISADES DR E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-013
Application Number: MST2017-00418
Owner: Robert Pungello
Applicant: Tony Xiques

(Proposal to construct a new 523 square foot second-story deck on an existing 1,738 square foot two-story single-family residence with an attached 465 square foot two-car garage. The existing total of 2,203 square feet of development on an 8,276 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed July 24, 2017.)

NEW ITEM**E. 2146 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 019-161-001
Application Number: MST2017-00375
Owner: Cheryl Ann II, LLC
Architect: Tai Yeh

(Proposal to construct a new 318 square foot garage addition to an existing 1,430 square foot, one-story, single-family dwelling with an attached 285 square foot one-car garage. The proposed total of 2,033 square feet of development on a 13,649 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot-area ratio (FAR). The proposed project requires Staff Hearing Officer review for a Zoning Modification request for the proposed garage to encroach within two of the required front setbacks.)

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

NEW ITEM**F. 1860 EUCALYPTUS HILL RD A-2 Zone**

Assessor's Parcel Number: 015-161-052
Application Number: MST2017-00445
Owner: Frederick G. Graham
Applicant: Jonathon Villegas

(Proposal to add a new 155 square foot deck addition to connect the existing single-family dwelling to an existing second-story accessory building. The proposed materials will match the existing decking. (Separate building permit for the conversion of the existing accessory building to an Accessory Dwelling Unit, not under Design Review.))

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

NEW ITEM**G. 1718 PATERNA RD E-1 Zone**

Assessor's Parcel Number: 019-182-002
Application Number: MST2017-00446
Owner: Aubrey Trust
Designer: Windsor Design

(Proposal to construct a new 180 square foot shade trellis structure over an existing second-story deck. There are no proposed alterations to the existing house or wood deck.)

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

NEW ITEM

H. 376 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-312-021
Application Number: MST2017-00480
Owner: Peter Cheney
Applicant: Hyun Bae Cho
Architect: Dawn Sherry

(Proposal to construct new exterior stairs connecting a ground level landscaped area to an upper-level deck of an existing three-level single-family dwelling located in the Hillside Design District. Other site improvements include a new cover for the existing pool equipment. No new square footage is proposed.)

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