



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 14, 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 10, 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. 511 BROSIAN WAY

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Review After Final is requested for a revised landscape plan. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed June 1, 2015.)

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 second-story reconfiguration and a new window pop-out. Project was last reviewed June 19, 2017.)

FINAL REVIEW**C. 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 August 7, 2017.)

CONTINUED ITEM**D. 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed August 7, 2017.)

CONTINUED ITEM**E. 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).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed August 7, 2017.)

NEW ITEM**F. 1540 FRANCESCHI RD A-2 Zone**

Assessor's Parcel Number: 019-102-038
Application Number: MST2017-00355
Owner: Tucker & Kathy Vincent
Architect: Wade Davis Design

(Proposal to extend the existing front deck by four feet, which will result in an addition of 146 square feet, as well as new exterior stairs extending from the lower deck to grade. Other site improvements including an interior remodel, new entry gates, driveway resurfacing, and various exterior alterations have been reviewed under a separate application (MST2017-00084). Staff Hearing Officer review is requested for a Zoning Modification request to allow encroachments within the required front yard setback. The proposed total of 3,470 square feet of development on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot-area ratio (FAR).)

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

NEW ITEM

G. 130 VISTA DE LA CUMBRE

E-3/SD-2 Zone

Assessor's Parcel Number: 053-282-022
Application Number: MST2017-00475
Owner: Kathryn Prizer

(Proposal to permit approximately 86 lineal feet of an "as-built" wood fence varying in height between 5'-0" and 6'-0" along the front property line on the corner of Vista De La Cumbre and Paseo Del Refugio. The proposed project requires an Administrative Review for a Minor Zoning Exception to exceed the maximum allowable height.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination is required for consistency with neighborhood character.)