



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 21, 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 17, 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. 350 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-001
Application Number: MST2012-00290
Owner: Leslie Hlavicska
Architect: Hochhauser Blatter Architects

(Proposal to construct a new 1,720 square foot, two-story single-family residence with an attached 447 square foot two-car carport located on a 9,392 square foot lot in the Hillside Design District. The previous residence was destroyed in the Tea Fire. The project received Staff Hearing Officer review and approval for requested zoning modifications. The proposed total of 2,167 square feet is 62% of the maximum floor-to-lot area ratio (FAR). This is a reduced proposal from the previous 3,000 square foot residence, and 84.6% FAR, with an approval that subsequently expired.)

(Review After Final is requested for the conversion of a carport to a garage and interior alterations. Project must comply with Staff Hearing Officer Resolution No. 047-12. Project was last reviewed on December 10, 2012.)

REVIEW AFTER FINAL**B. 1530 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-023
Application Number: MST2016-00356
Owner: Jeffrey Swain
Designer: Kate Svensson

(Proposal for an extension of the existing balcony from 8'-6" to 17'-0" and the replacement of existing double sliders on the second-floor balcony with five panel bi-fold doors. Also proposed are new entry porch posts, an extended entry porch slab, a new window, and French doors at the front façade. This project is located in the Non Appealable Jurisdiction of the Coastal Zone and received a no-paperwork exemption.)

(Review After Final is requested for exterior changes to remove stone veneer and several interior reconfigurations. Project was last reviewed on September 19, 2016.)

FINAL REVIEW**C. 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.))

(Final Approval is requested. Project was last reviewed on 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.)

(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 14, 2017.)

CONTINUED ITEM**E. 511 BROSIAN WAY A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: The Cernal Collective, 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, 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 on August 14, 2017.)

NEW ITEM**F. 3360 BRAEMAR DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-020
Application Number: MST2017-00479
Owner: Alex and Kris Brodie

(Proposal to permit "as-built" fencing and construct a new 6'-0" tall wood fence and gate parallel to the street totaling approximately 180 linear feet. The proposed project also includes a request for a Zoning Administrative Exception to allow fencing to exceed 3.5' in height within 10' from a front lot line.)

(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 required for consistency with neighborhood character.)

NEW ITEM**G. 1404 W VALERIO ST R-1 Zone**

Assessor's Parcel Number: 041-040-020
Application Number: MST2017-00495
Owner: Cheryl A. Acres Trust
Applicant: Antonio Angeles

(Proposal to remove the existing shingle roof on a single-family residence and replace it with a new Boral S-Tile clay roof material in color Red. The proposed project is located in the Hillside Design District.)

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

NEW ITEM**H. 710 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-034
Application Number: MST2017-00491
Owner: Jeff Bourne
Designer: Erick Rojas

(Proposal to permit and replace 4,486 square feet of an existing asphalt driveway with a new concrete driveway and a 2,446 square foot driveway extension with 1,077 square feet of flagstone. The proposed project also includes replacing existing wood steps with new concrete steps and constructing additional steps to connect the "as-built" driveway area. Other site improvements include a new trash enclosure and two new uncovered parking spaces. The proposed project will address violations in ENF2017-00819.)

(Action may be taken if sufficient information is provided. Project requires an Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

NEW ITEM**I. 521 CHIQUITA RD****R-2 Zone**

Assessor's Parcel Number: 031-263-003
Application Number: MST2017-00509
Owner: Gayle Elizabeth Gover Living Trust
Contractor: Louis Duff

(Proposal to demolish unpermitted upper-level decks at the rear of an existing two-level single-family residence, and construct a new 14' x 11' upper-level deck and stairs in their place.)

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