



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, SEPTEMBER 5, 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 M. Vaughn, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to arrive approximately 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 31, 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. 1011 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-241-023
Application Number: MST2015-00623
Owner: Andrew J. Wilson
Architect: Thompson-Naylor

(This is a revised project description. Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer approval was granted for zoning modifications for encroachments into the required front and interior setbacks and to allow an accessory building in the front yard.)

(Review After Final is requested for a redesigned garage, floor plan reconfiguration, and new windows. Project must comply with Staff Hearing Officer Resolution No. 021-16. Project was last reviewed on October 10, 2016.)

REVIEW AFTER FINAL**B. 1257 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-271-009
Application Number: MST2016-00357
Owner: Doug & Joy Maskart 2013 Family Trust
Architect: Fred Sweeney
Engineer: Tom Pillin Van Sande

(Request to legalize an existing as-built development including first and second story decks, solarium, handrails, front fence addition, staircase, and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer review is requested to allow the as-built 80 square foot solarium, deck, and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review after Final is requested for revisions to the solarium and the lower-level deck. Project must comply with Staff Hearing officer Resolution No. 010-17. Project was last reviewed June 12, 2017.)

NEW ITEM**C. 505 CALLE PALO COLORADO****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-174-009
Application Number: MST2017-00536
Owner: Emily K. Celmins, Trustee

(Proposal to permit an unpermitted 98'x6' high redwood fence with gates in the front yard of an existing single-family residence. The proposed project also includes the removal of electrical to a landscape fountain and storage to be removed from the garage. The proposed project will address violations in ENF2017-00096.)

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

NEW ITEM**D. 105 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-151-005
Application Number: MST2017-00540
Owner: James Love Lee
Agent: Pintado Pools

(Proposal to construct a new 12'x30' pool as well as a new 6'x8' pool equipment pad in the rear yard of an existing single-family residence. The proposed project also includes re-aligning an existing rubble wall. There are no proposed alterations to the existing single-family residence located in the Hillside Design District.)

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