



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

SEPTEMBER 18, 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 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, September 14, 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. 1526 LA VISTA DEL OCEANO DR

E-3 Zone

Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Sailer Family Revocable Trust
Architect: Don Swann

(Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Review After Final of changes to the garage, deck, balcony, exterior doors, and retaining walls. Project was last reviewed on March 20, 2017.)

PROJECT DESIGN REVIEW**B. 1585 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-151-012
Application Number: MST2017-00395
Owner: Ferrell 2013 Family Revocable Trust
Designer: Brian Miller

(Proposal for 330 square feet of first- and second-floor additions on an existing 2,490 square foot, two-story single-family dwelling. The proposal includes a 68 square foot upper level deck and remodel of interior space. The proposed total of 2,820 square feet of development on a 13,047 square foot lot in the Hillside Design District is 69% of the maximum allowed floor-to-lot area ratio (FAR). The project will address violations in the Zoning Information Report ZIR2013-00314. Staff Hearing Officer approval was granted for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 058-17. Project was last reviewed on July 24, 2017.)

NEW ITEM**C. 919 ALEEDA LN****A-2 Zone**

Assessor's Parcel Number: 015-070-014
Application Number: MST2017-00573
Owner: Ok Wave, LLC
Contractor: Pintado Pools

(Proposal for the construction of a new swimming pool, a new water feature wall, and a new spa. Also proposed is a pool equipment enclosure and minor remodeling of the existing pool deck.)

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

REVIEW AFTER FINAL**D. 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 on September 5, 2017.)

NEW ITEM**E. 1045 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-045
Application Number: MST2017-00585
Owner: Greg Anzalone
Applicant: Peggy Wiles

(Proposal for a new 8' x 68' pool approximately 4 feet deep, and associated pool equipment housed within a pool equipment enclosure in the Hillside Design District. The lot is developed with a 4,709 square foot house which is 90% of the guideline maximum floor-to-lot area ratio (FAR).)

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