



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 23, 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, October 19, 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. 333 EL CIELITO RD

RS-1A Zone

Assessor's Parcel Number: 021-083-005
Application Number: MST2016-00176
Owner: Emmerson Family Revocable Trust
Applicant: Lindsay Emmerson

(This is a revised project description. Proposal to permit and relocate an "as-built" 96 square foot shed, to construct a new 439 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,912 square feet on a 1.75 acre lot in the Hillside Design District is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet in height within 10 feet of a front lot line. Two 9' x 18' feet uncovered parking spaces are proposed on an existing paved driveway. The project received Staff Hearing Officer approval for requested zoning modifications to allow the accessory structures in the front yard and to allow the total detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

(Review After Final is requested for revisions to the previously approved yurt. Project must comply with Staff Hearing Officer Resolution No. 084-16. Project was last reviewed October 9, 2017.)

REVIEW AFTER FINAL**B. 762 WESTMONT RD****RS-6 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2014-00110
Owner: Timothy R. Sulger
Architect: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. There is no significant grading proposed.)

(Review After Final is requested for revised paving details. Project was last reviewed July 31, 2017.)

FINAL REVIEW**C. 1686 LAS CANOAS RD****RS-1A 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 August 7, 2017.)

PROJECT DESIGN AND FINAL REVIEW**D. 139 LOMA MEDIA RD****RS-15 Zone**

Assessor's Parcel Number: 019-261-014
Application Number: MST2016-00517
Applicant: Ken Mineau
Owner: Arlene Montesano
Architect: Paul Rubison, Architect
Landscape Architect: Jeff Yardy

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower-level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights, and other site improvements. Project will address violations in ZIR2015-00521 and ENF2016-00852 and has received Staff Hearing Officer approval for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor to-lot-area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 045-17. Project was last reviewed May 15, 2017.)

CONTINUED ITEM**E. 562 LA MARINA DR****RS-7.5 Zone**

Assessor's Parcel Number: 035-211-006
Application Number: MST2017-00595
Owner: Diane Barrickman

(Proposal for additions and alterations to an existing 1,816 square foot, one-story single residential unit with an attached 453 square foot, two-car garage. The proposal includes a 181 square foot one-story addition, interior remodel, new windows, and new asphalt shingles. The proposed total of 2,450 square feet of development on a 33,106 square foot lot located in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)

CONTINUED ITEM**F. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012
Application Number: MST2017-00652
Owner: Porter Family Trust
Architect: John Beauchamp

(Proposal for minor repairs and improvements to an existing one-story single-unit residence and detached garage located in the Hillside Design District. The proposed project consists of the replacement of existing windows and doors, removing an existing fireplace at the rear facade for a new window opening, and adding a new entry trellis. No new square footage is proposed.)

(Action may be taken if sufficient information is provided. Project was last reviewed October 16, 2017.)

CONTINUED ITEM**G. 322 E ALAMAR AVE****RS-7.5 Zone**

Assessor's Parcel Number: 053-202-001
Application Number: MST2017-00619
Owner: Michael D. Gurven
Applicant: Amy Von Protz

(Proposal to construct a 215 square foot wood trellis within the secondary front yard. Also proposed are a new exterior light fixture, the removal of one existing window, and the removal of an unpermitted wood trellis within the front yard setback. The existing total of 2,641 square feet of development on a 9,014 square foot lot is 77% of the maximum allowable floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)

NEW ITEM**H. 1459 CRESTLINE DR****RS-15 Zone**

Assessor's Parcel Number 049-241-008
Application Number: MST2017-00671
Owner: Carroll & Joanne Alpers, Trustees
Applicant: Bart Millar

(Proposal to remove an existing 60" chain link fence and construct a new retaining wall at rear property line, and a new 60" chain link fence to be constructed in front of the wall. No additional changes are proposed to the existing single-unit residence located in the Hillside Design District.)

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