



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

OCTOBER 9, 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 5, 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 required Staff Hearing Officer review 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 was last reviewed January 23, 2017.)

REVIEW AFTER FINAL**B. 1304 CRESTLINE DR****RS-15 Zone**

Assessor's Parcel Number: 049-251-001
Application Number: MST2015-00385
Owner: Joseph C. Weber Revocable Trust
Applicant: Hyun Bae Cho
Architect: Sherry & Associates

(Proposal to demolish 151 square feet of the first floor, to construct a 280 square foot first-story addition, 227 square foot second-story addition, two new roof decks, and convert 2 square feet of the master bedroom to deck area at an existing 2,313 square foot, two-story, single-family residence with an attached 415 square foot, two-car garage. The proposal includes new solar tubes, a new trellis, roof alterations, and an interior and exterior remodel of the dwelling. The proposed total of 3,082 square feet on a 9,756 square foot lot in the Hillside Design District is 81% of the required floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2008-00067.)

(Review After Final is requested for alterations to an existing two-story residence. Alterations include a new pantry, new laundry, new gravel walkway, new driveway, wood trellis, pavers, an ADU conversion, and other site improvements. Project was last reviewed October 2, 2017.)

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

Assessor's Parcel Number: 035-211-006
Application Number: MST2017-00595
Owner: Godar Living Trust

(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**D. 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.)

CONTINUED ITEM**E. 1404 MISSION RIDGE RD****RS-25 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2016-00515
Owner: William A. Weathers
Landscape Architect: Earthform Design

(Proposal to construct a new 476 square foot detached one-story storage building at the rear of the existing 25,067 square foot lot developed with a one-story single family residence located in the Hillside Design District. No alterations are proposed to the existing residence. The proposal includes a total of 500 cubic yards of cut and fill grading to be balanced on site, four new tiered site allen block retaining walls varying from 3 to 5 feet in height totaling 200 linear feet, and new on-grade steps.)

(Action may be taken if sufficient information is provided. Project was last reviewed November 28, 2016.)

NEW ITEM**F. 959 CARRILLO RD****RS-15 Zone**

Assessor's Parcel Number: 029-262-009
Application Number: MST2017-00628
Owner: Anne L. Shaw
Designer: Shaun Lynch

(Proposal to construct 156 square feet of first-floor additions to an existing 1,120 square foot one-story, single residential unit with a detached 180 square foot, one-car garage. The project includes new windows to match the existing in profile and color, a new Juliet balcony off the master bedroom, a rebuilt retaining wall, and removal of an existing shed from the required interior setback. The project also proposes a reconfiguration and remodel of interior spaces as well as the replacement of electrical and mechanical systems. The proposed total of 1,276 square feet of development on a 7,970 square foot lot located in the Hillside Design District is 40% of the maximum allowable floor-to-lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2016-00226.)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

NEW ITEM**G. 1317 SANTA TERESITA DR****RS-1A Zone**

Assessor's Parcel Number: 055-141-048
Application Number: MST2017-00627
Owner: Ian A. & Sandra L. Wood Revocable Trust
Architect: Blackbird Architects

(Proposal for foundation repair and an interior remodel of the main living spaces of an existing single-story, single residential unit. The proposed project includes window and door changes to match existing, relocating the chimney, and replacing exterior lighting fixtures. The existing total of 3,432 square feet of development on a 1.62 acre lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

NEW ITEM**H. 1839 E LAS TUNAS RD****RS-1A Zone**

Assessor's Parcel Number: 019-083-010
Application Number: MST2017-00641
Owner: Stefan F. Olander

(Proposal to demolish an existing 316 square foot deck and construct a new 705 square foot deck, guardrail, and trellis on an existing 1,682 square foot, one-story, single residential unit with a detached 329 square foot garage. The proposed project also includes replacing the existing bedroom window with new French doors. The existing total of 2,011 square feet of development on a 16,134 square foot lot located in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)