



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 30, 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 26, 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.

FINAL REVIEW

A. 206 NORTHRIDGE RD

RS-1A Zone

Assessor's Parcel Number: 055-120-014
Application Number: MST2017-00519
Owner: 206 Northridge Rd, LLC
Designer: Kate Svensson

(Proposal for additions and alterations to an existing 2,994 square foot, two-story single-family residence. The proposed project involves demolishing the existing 289 square foot attached two-car carport and constructing a new 470 square foot attached two-car garage. Other site improvements include demolishing 42 square feet on the first floor and 64 square feet on the second floor, an interior remodel of 2,400 square feet, reconfiguration of the main entry, new patios, new windows, doors, and exterior finishes, as well as a new roof and the addition of a fireplace. The proposed project will address violations in ZIR2017-00219. The proposed total of 3,358 square feet of development on a 29,282 square foot lot located in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program and was last reviewed October 16, 2017.)

CONTINUED ITEM**B. 271 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-001
Application Number: MST2017-00605
Owner: Gregory St. Clair
Agent: Ellen Bildsten

(Proposal for alterations to an existing two-story single residential unit. Alterations include extending the front door landing and handrails, adding an eyebrow roof above the garage door, new garage door, new windows and doors, three new skylights, new siding, and re-roofing. The existing total of 1,616 square feet of development on a 6,534 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

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

CONTINUED ITEM**C. 1459 CRESTLINE DR RS-15 Zone**

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

(Proposal to remove an existing 60" tall chain link fence and construct a new retaining wall at the rear property line, and a new 60" tall 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 23, 2017.)

NEW ITEM**D. 812 ALSTON LN RS-25 Zone**

Assessor's Parcel Number: 015-120-023
Application Number: MST2017-00655
Owner: Walter K. Moore Revocable Trust

(Proposal to remodel the existing 14 x 28 foot pool and 6 x 8 foot spa of a single residential unit located in the Hillside Design District. The proposed project also includes a new pool equipment enclosure of approximately 22 linear feet, new automatic pool cover, pool equipment, and 1,815 square feet of concrete paving.)

(Action may be taken if sufficient information is provided. Project must comply with Tier 3 Storm Water Management Program.)

NEW ITEM**E. 11 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-120-001
Application Number: MST2017-00653
Owner: Leanne Baker Separate Property Trust

(Proposal to enclose the existing breezeway in an existing 1,780 square foot residence with an attached 438 square foot two-car garage and 313 square foot guest room. The project includes new and replaced doors and windows, a new roll-up garage door, replacement of the stucco on the front elevation with board and batten siding, exterior paint alterations, and a new LED light fixture above the garage. The project also includes a reconfiguration of interior spaces. The proposed total of 2,912 square feet of development on a 33,930 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**F. 1556 LA CRESTA CIR****RS-15 Zone**

Assessor's Parcel Number: 035-033-024
Application Number: MST2017-00700
Owner: Mark Rudolph
Applicant: Don Swann

(Proposal for additions and alterations to an existing 2,171 square foot, two-story single residential unit with an attached 422 square foot two-car garage. The proposed project consists of a 15 square foot addition, the replacement of 16 windows and four doors, and a new 405 square foot upper-story deck. The proposed total of 2,602 square feet of development on an 11,470 square foot lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

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

NEW ITEM**G. 960 ROBLE LN****RS-15 Zone**

Assessor's Parcel Number: 019-251-015
Application Number: MST2017-00675
Owner: Pamela Ann Regan
Designer: Amy Von Protz

(Proposal for exterior alterations and an interior remodel to the existing 1,829 square foot, one-story single residential unit and 400 square foot detached two-car garage located in the Hillside Design District. The proposed project includes an interior remodel of 198 square feet, new doors and windows, and replacing the existing wood railing with metal cable railing. Other site improvements include replacing the wood panel and louvers on the garage door with a stucco finish, and the addition of a new window on the side of the garage. No new square footage will be added as a part of this remodel.)

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