



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 6, 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, November 2, 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. 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.)

(Final Approval is requested. Project was last reviewed October 30, 2017.)

NEW ITEM**B. 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.)

NEW ITEM**C. 221 SAN CLEMENTE ST****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-010
Application Number: MST2017-00492
Owner: Hans P. Miller
Applicant: Dylan Henderson

(Proposal for additions and alterations to an existing 2,116 square foot, two-story single residential unit with an attached 421 square foot two-car garage. The proposed project includes a 73 square foot first-floor addition and a 332 square foot second-story addition. Other site improvements include a new pool equipment enclosure, a new 6' tall wood gate, a new 2' tall retaining wall, and the replacement of a 3' tall retaining wall along the interior property line. An administrative exception to exceed the fence and hedge height limitations is requested. A 332 square foot attached Accessory Dwelling Unit (ADU) is also proposed with 1 uncovered parking space; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires a Coastal Development Permit for the ADU. The proposed total of 2,610 square feet of development on a 6,025 square foot lot is 97% of the maximum allowable floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170, Determination required for consistency with neighborhood character.)

NEW ITEM**D. 1576 LA VISTA DEL OCEANO DR****RS-15 Zone**

Assessor's Parcel Number: 035-180-058
Application Number: MST2017-00716
Owner: Janet Healy
Architect: Erin Carroll

(Proposal to construct a new 293 square foot wood shade trellis at the existing rear yard patio of a single residential unit. The proposed wood trellis will be attached to the existing single residential unit and retaining wall, with new down lights and materials to match. There are no proposed alterations to the existing landscape, hardscape, or single residential unit.)

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

NEW ITEM**E. 80 CHASE DR****RS-1A/RS-15 Zone**

Assessor's Parcel Number: 015-020-015
Application Number: MST2017-00718
Owner: Hari Mahadevan
Applicant: Ken Dickson

(Proposal to construct a new 4' tall retaining wall 12' back from the front property line to stabilize the existing single residential unit above. There are no proposed alterations to the existing single-residential unit.)

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