



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 27, 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 arrive approximately 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 Wednesday, November 22, 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.

NEW ITEM

A. 1440 SANTA ROSA AVE **E-3/SD-3 Zone**
Assessor's Parcel Number: 045-132-019
Application Number: MST2017-00683
Owner: Donna Bernard

(This residence may be eligible for inclusion on the City's Potential Historic Resources List. Proposal to attach 18" high willow fencing to the top of the existing adobe and concrete wall. Two Administrative Exceptions are requested to allow the wall to exceed 42 inches in height along the front property lines.)

(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.)

REVIEW AFTER FINAL**B. 302 E CALLE LAURELES****RS-7.5/USS Zone**

Assessor's Parcel Number: 053-084-011
Application Number: MST2015-00476
Owner: James D. Fowkes
Designer: J Grant Design

(Proposal to replace an existing 300 square foot attached one-car garage with a new 476 square foot attached two-car garage and to construct a 1,506 square foot, two-story residential addition on an existing 1,087 square foot single-family dwelling. Also proposed are a new 32 square foot covered front entry porch, change the exterior finish from plaster to Hardi-shake, and replace all remaining windows with new. The proposed total of 2,712 square feet (of which 476 square feet in the garage is receiving a 50% floor-to-lot area ratio (FAR) credit for basement square footage) on a 6,414 square foot lot is 89% of the required maximum FAR.)

(Review After Final is requested for the removal of the proposed second-story addition. Project was last reviewed January 11, 2016.)

REVIEW AFTER FINAL**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.)

(Review After Final is requested for temporary pasture fencing. Project was last reviewed October 23, 2017.)

FINAL REVIEW**D. 817 MARILLA AVE****R-M Zone**

Assessor's Parcel Number: 035-060-005
Application Number: MST2017-00033
Owner: Ian C. Plant
Applicant: Dylan Henderson

(Proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot, two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 047-17 and was last reviewed November 13, 2017.)

NEW ITEM**E. 715 WESTWOOD DR****RS-15 Zone**

Assessor's Parcel Number: 041-202-015
Application Number: MST2017-00783
Owner: Larry Rennacker and Pamela Allman

(Proposal to permit two unpermitted 5' tall retaining walls at the rear of an existing single residential unit. The proposed project will address violations in enforcement case ENF2016-01842.)

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

NEW ITEM**F. 104 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-184-018
Application Number: MST2017-00784
Owner: Stapelmann Family 2013 Trust

(Proposal to remove the existing fence and construct a new wood fence in the front yard of an existing single residential unit. The proposed fence will be 6' tall and 68' long on a 9,148 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone.)

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