



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA DECEMBER 4, 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 30, 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. 523 CONEJO RD

RS-1A Zone

Assessor's Parcel Number: 019-062-008
Application Number: MST2014-00212
Owner: Gina Y. Han
Applicant: Ali Jeevanjee
Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for zoning modifications.)

(Review After Final is requested for door and window alterations. Project must comply with Staff Hearing Officer Resolution No. 050-14 and was last reviewed January 11, 2016.)

FINAL REVIEW**B. 520 STANLEY DR****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-191-019
Application Number: MST2017-00324
Owner: Alma Bayquen 2014 Revocable Trust
Designer: Louis Robinson

(Proposal to construct a new 515 square foot second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. Other site improvements include a new trash enclosure; new tank-less water heater and solar panels are proposed under a separate permit. The proposed total of 2,470 square feet of development on a 6,440 square foot lot is 88% of the maximum allowable floor-to-lot-area ratio (FAR).)

(Final Approval is requested. Project was last reviewed November 13, 2017.)

FINAL REVIEW**C. 825 ROBLE LN****RS-15 Zone**

Assessor's Parcel Number: 019-252-008
Application Number: MST2016-00048
Owner: Bell Family Trust
Applicant: Suzanne Elledge Planning & Permitting
Architect: Kent Mixon

(This is a revised project description. The proposed project would add a new 645 square foot third story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 317 square foot deck at the third-floor level with a trellis, chimney, and fireplace; a 155 square foot first-floor addition; and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,944 square feet on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing Officer review occurred for front and interior setback modifications.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-16 and was last reviewed July 10, 2017.)

FINAL REVIEW**D. 945 ARBOLADO RD****RS-15 Zone**

Assessor's Parcel Number: 019-241-004
Application Number: MST2017-00549
Owner: Brad & R Merritt
Architect: Chris Cottrell
Engineer: Ashley Vance

(Proposal for a remodel and additions to an existing 2,540 square foot single-unit residence located in the Hillside Design District. The project includes a 34 square foot first-floor addition, 204 square foot basement-level addition, and converting the existing carport into a two-car garage. The project will provide 837 square feet of rear decks. The proposed total of 3,165 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed November 13, 2017.)

NEW ITEM**E. 1382 SANTA RITA CIR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-192-011
Application Number: MST2017-00788
Owner: Marc Mendoza
Applicant: Mark Morando

(Proposal for window replacements and new skylights on an existing single residential unit. The proposed project includes replacing the existing kitchen bay window with a larger custom window, replacing the second-floor stairwell window with a new fixed window, and adding three new skylights with a parapet wall on the front elevation. There is no new square footage proposed to the existing single residential unit.)

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