



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 5, 2018

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

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, March 1, 2018, 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. 1531 W VALERIO ST

RS-25 Zone

Assessor's Parcel Number: 041-071-041
Application Number: MST2016-00450
Owner: Jeffrey Alan Sears Living Trust
Architect: David W. Winitzky

(Proposal to construct a new three-story, 2,590 square foot single-family residence with an attached 474 square foot two-car garage and a detached 244 square foot one-car garage on a previously vacant lot. The proposal includes a total of 250 cubic yards of grading, 162 cubic yards cut, and 27.8 cubic yards fill under the building, and 167 cubic yards of cut and 52.8 cubic yards of fill on site. Also proposed is 1,148 square feet of roof decks, 619 square feet of decks at grade, site walls, new driveway, and two uncovered parking spaces. The proposed total of 3,310 square feet located on a 74,790 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-07. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed November 28, 2016.)

FINAL REVIEW**B. 626 ALSTON RD****RS-25 Zone**

Assessor's Parcel Number: 015-171-020
Application Number: MST2017-00584
Owner: Wilson Family Trust
Architect: Dylan Henderson

(Proposal to construct a 3,974 square foot, two-story single-family residence with a 689 square foot detached two-car garage on a 48,143 square foot lot. The project also includes a new 15' x 40' pool, a 7' x 7' spa, 1,204 square feet of patio and deck space, a trellis, outdoor grill, site work, and landscaping. Grading is estimated to be 303 cubic yards of cut and fill outside the building footprint with 70 yards of imported fill. The proposed total of 4,663 square feet on a 48,143 square foot lot located in the Hillside Design District is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 20, 2018.)

FINAL REVIEW**C. 8 FELLOWSHIP CIR****RS-15 Zone**

Assessor's Parcel Number: 041-152-007
Application Number: MST2017-00836
Owner: Derrick & Lee
Architect: Martha Degasis

(Proposal for site improvements to an existing single residential unit. The proposed project includes replacing the existing 525 square foot asphalt driveway with permeable pavers, a new 500 square foot permeable patio, a new 395 square foot wood deck, window and door replacements, a 42" high rolling gate, and low water use landscaping. A Minor Zoning Exception is requested for a new five foot tall hedge to be located atop the existing 3.5' tall brick wall along the front lot line, which will exceed the allowed eight foot height limit. There is no new square footage proposed to the existing single residential unit.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 5, 2018.)

FINAL REVIEW**D. 1910 COYOTE CIR****RS-1A Zone**

Assessor's Parcel Number: 021-170-006
Application Number: MST2017-00222
Architect: Sophie Calvin
Owner: Bissell Living Trust

(Proposal for additions and alterations to an existing 2,272 square foot, one-story single residential unit with an attached 433 square foot, two-car garage. The proposed project includes a 789 square foot ground-floor master suite addition and a 317 square foot, one-car garage addition. Other site improvements include an interior remodel of 184 square feet, 424 square feet of new covered porches, a new Jacuzzi, and two new fire pits. No new landscaping or grading is proposed. The proposed total of 3,811 square feet of development on a 26,458 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 26, 2018.)

FINAL REVIEW**E. 216 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-009
Application Number: MST2015-00545
Owner: Cameron & Jessica Porter
Architect: Tom Moore

(Proposal to construct a 634 square foot, first-floor addition and an 835 square foot, second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 26, 2017.)

FINAL REVIEW**F. 1420 MANITOU RD RS-15 Zone**

Assessor's Parcel Number: 049-222-004
Application Number: MST2017-00602
Owner: Smith Living Trust
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The proposed project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 117 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2017-00088.)

(Final Approval is requested. Project was last reviewed February 20, 2018.)

PROJECT DESIGN AND FINAL REVIEW**G. 1540 FRANCESCHI RD RS-25 Zone**

Assessor's Parcel Number: 019-102-038
Application Number: MST2017-00355
Owner: Tucker Vincent And Kathy
Architect: Wade Davis Design

(Proposal to extend the existing front deck by 4 feet, which will result in an addition of 146 square feet, as well as new exterior stairs extending from the lower deck to grade. Other site improvements including an interior remodel, new entry gates, driveway resurfacing, and various exterior alterations have been reviewed under a separate application (MST2017-00084). Planning Commission approval was granted for a Zoning Modification request to allow encroachments within the required front yard setback. The proposed total of 3,470 square feet of development on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot-area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 002-18. Project was last reviewed August 14, 2017.)

PROJECT DESIGN AND FINAL REVIEW

H. 1102 CRESTLINE DR

RS-15 Zone

Assessor's Parcel Number: 049-201-006
Application Number: MST2018-00073
Owner: Hart Family Trust
Applicant: Ken Delunas

(Proposal to demolish an existing pool and construct a new 17' x 38' infinity pool with a new 4' x 8' equipment pad. A new automatic pool cover is also proposed. There are no proposed alterations to the existing single residential unit located in the Hillside Design District.)

(Project Design Approval and Final Approval are requested. Project was last reviewed February 26, 2018.)