



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 12, 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
Kathleen Goo, 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. 3308. 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 8, 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.

REVIEW AFTER FINAL

A. 1903 EL CAMINO DE LA LUZ

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-078
Application Number: MST2016-00216
Owner: Finegold Family Trust
Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(The proposed landscape improvements include repair of an existing 233 square foot wood deck including replacement of existing railing; removal of an existing stone patio and replacement with new concrete patios and stepping pads; relocation of a wood entry gate; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation; and addition of a new wood sliding vehicle entry gate adjacent to the garage. The project also includes abatement of previous zoning violations including 1) the removal of a metal shed in the setbacks, and 2) the removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192). The project is within the Appeal Jurisdiction of the Coastal Zone and required Planning Commission review for a Coastal Development Permit.)

(Review After Final is requested for landscape alterations. Project must comply with Planning Commission Resolution No. 011-17. Project was last reviewed August 14, 2017.)

REVIEW AFTER FINAL**B. 9 FELLOWSHIP CIR****RS-15 Zone**

Assessor's Parcel Number: 041-152-008
Application Number: MST2015-00166
Owner: Joey and Emily Benaron
Architect: KAS Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached one-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484). The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). The project received Staff Hearing Officer approval for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

(Review After Final is requested for landscape alterations. Project must comply with Staff Hearing Officer Resolution No. 040-15. Project was last reviewed September 8, 2015.)

REVIEW AFTER FINAL**C. 1832 E LAS TUNAS RD****RS-1A Zone**

Assessor's Parcel Number: 019-082-010
Application Number: MST2016-00261
Owner: Gregory Nancarrow
Applicant: Mark Morando

(Proposal for an as-built 21 square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and include an installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for exterior alterations to doors, windows, siding, and other exterior elements. Project was last reviewed July 18, 2016.)

FINAL REVIEW**D. 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: W. David 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 are 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 (SWMP), and was last reviewed March 5, 2018.)

NEW ITEM**E. 3218 CAMPANIL DR RS-1A Zone**

Assessor's Parcel Number: 047-110-017
Application Number: MST2018-00095
Owner: Richard and Mary Compton, Trustees
Applicant: Rebecca Berkus
Architect: Jeffrey Berkus
Contractor: Dave Young

(Proposal for exterior and interior alterations to an existing 6,385 square foot single residential unit with an existing 1,131 square foot garage. The proposed project includes new windows and doors, new shade structures, an eave extension, flatwork, and a re-roof. Other site improvements include the removal of an existing water feature and gazebo. Interior improvements include remodels and a master bathroom addition. The proposed total of 7,984 square feet of development on a 70,340 square foot lot located in the Hillside Design District is 150% of the guideline maximum floor-to-lot area ratio (FAR).)

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