



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 9, 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, April 5, 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. 1806 LIGHTHOUSE WAY

E-3/SD-3 Zone

Assessor's Parcel Number:	045-400-002
Application Number:	MST2015-00497
Owner:	Lighthouse Builders, LLC
Applicant:	Bruce Blodorn
Architect:	Richard Thorne

(Lot 2: Proposal for a new 2,244 square foot, two-story, single-family residence with a 460 square foot attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut grading of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 7,508 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 88% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for minor patio addition.)

REVIEW AFTER FINAL**B. 1804 LIGHTHOUSE WAY E-3/SD-3 Zone**

Assessor's Parcel Number: 045-400-003
Application Number: MST2015-00499
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 3: Proposal for a new 2,281 square foot, two-story, single-family residence with a 443 square foot attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of cut and fill grading of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 8,157 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 3 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for minor patio addition.)

REVIEW AFTER FINAL**C. 210 BALBOA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008
Application Number: MST2014-00532
Owner: 210 Balboa Partners
Architect: Bill Wolf

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

(Review After Final is requested for minor exterior alterations to windows, doors, and finishes.)

NEW ITEM**D. 1931 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-382-017
Application Number: MST2018-00149
Owner: Phillip and Barbara Pennington Living Trust

(Proposal to abate violations in ZIR2017-00465, which include removing a bathtub in the accessory room attached to garage and permitting two new windows. Other site improvements include new landscaping. A Minor Zoning Exception is requested to allow a new 7' high wall to exceed 3.5' in height within 10' from the front lot lines along Garden and Mission Street. There is no new square footage proposed to the existing 2,372 square foot single residential unit with a 522 square foot attached two-car garage.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.)

NEW ITEM**E. 803 LITCHFIELD LN RS-15 Zone**

Assessor's Parcel Number: 041-181-005
Application Number: MST2018-00148
Owner: Mark and Sue Stagis
Designer: Amy Von Protz

(Proposal for 288 square feet of ground floor additions to an existing 1,143 square foot, one-story, single-family dwelling with an attached 556 square foot two-car garage. The project includes the conversion of 176 square feet of the garage into habitable space, a new 308 square foot deck in the rear yard, and a remodel of interior spaces. The proposed total of 1,987 square feet of development on a 22,785 square foot parcel in the Hillside Design District is 43% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2012-00133.)

(Comments Only. Project requires Environmental Assessment.)

NEW ITEM**F. 612 E DE LA GUERRA ST R-M Zone**

Assessor's Parcel Number: 031-102-002
Application Number: MST2017-00771
Owner: Nima Yayavi

(Proposal to abate violations in ENF2017-00666 and ZIR2016-00209, which include permitting unpermitted site walls and stairs, removing an unpermitted storage shed from the required setback, and removing attic stairs in the interior of an existing single residential unit. Staff Hearing Officer review is requested to allow the unpermitted walls and stairs to remain within the required front setback. A Minor Zoning Exception is requested to allow the unpermitted walls to exceed 3.5' in height within 10' from the front lot line. There is no new square footage proposed to the existing single residential unit.)

(Comments Only. Project requires Staff Hearing Officer review.)

NEW ITEM**G. 1542 KNOLL CIRCLE DR RS-15 Zone**

Assessor's Parcel Number: 015-142-012
Application Number: MST2018-00158
Owner: Scott and Judi Nelson
Architect: Jason Grant

(Proposal for window replacements to an existing single residential unit located in the Hillside Design District. Other site improvements include an interior remodel. No new square footage is proposed to the existing single residential unit.)

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