



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 16, 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 12, 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. 30 SKYLINE CIR

RS-15 Zone

Assessor's Parcel Number: 041-175-024
Application Number: MST2017-00704
Owner: Kumar R. Atterbury
Applicant: Brian Miller

(Proposal to construct a 194 square foot, one-story addition to an existing one-story, single residential unit. Other site improvements include an exterior shower and a new 270 square foot wood deck. The proposed total of 1,189 square feet of development on a 9,289 square foot lot located in the Hillside Design District is 34% of the maximum allowable floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested to allow a fence to exceed 3.5 feet in height within 10 feet of a front lot-line.)

(Final Approval is requested. Project was last reviewed January 8, 2018.)

CONTINUED ITEM**B. 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-foot high wall to exceed 3.5 feet in height within 10 feet 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. Project was last reviewed April 9, 2018.)

NEW ITEM**C. 615 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-346-006
Application Number: MST2018-00182
Owner: John W. Mohr & Lael E. Foster Trust
Designer: Anna Lehr Uden
Contractor: Allen Construction

(Proposal for alterations to an existing 1,912 square foot single residential unit with an attached 154 square foot one-car garage, and a 228 square foot one-car carport. The proposed project includes a new exterior accessible lift and 48 square foot landing deck at the rear of the existing residence, and associated new site work including access site path and lighting. Other site improvements include structural repairs to the existing carport and deck above, door and window alterations, and partial interior remodel. No new square footage is proposed to the existing residence. The existing total of 2,294 square feet of development on a 4,227 square foot lot located in the Hillside Design District is 102% of the maximum allowable floor-to-lot area ratio (FAR).)

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

NEW ITEM**D. 1620 EUCALYPTUS HILL RD RS-15 Zone**

Assessor's Parcel Number: 015-232-010
Application Number: MST2018-00156
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**E. 365 EL CIELITO RD RS-1A Zone**

Assessor's Parcel Number: 021-082-005
Application Number: MST2018-00160
Owner: Wailea Inn, LLC
Applicant: Xorin Balby
Architect: PA-Architecture
Engineer: Sigma Design

(Proposal to permit unpermitted in-progress alterations to an existing two-level, 6,761 square foot single residential unit with an attached, 939 square foot garage and storage area. The unpermitted alterations include window and door changes, an interior remodel, and an addition of 55 square feet. The proposed total of 7,755 square feet of development on a 2.21 acre lot located in the Hillside Design District is 137% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Enforcement Case ENF2018-00086.)

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