



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 23, 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 19, 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. 1704 LA VISTA DEL OCEANO DR

RS-15 Zone

Assessor's Parcel Number: 035-480-060
Application Number: MST2005-00019
Owner: Claudia Arango
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

(Review After Final is requested for substantial unpermitted interior and exterior alterations. Project was last reviewed April 16, 2018.)

FINAL REVIEW**B. 758 JUANITA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-073-010
Application Number: MST2017-00786
Owner: Hubbard 2003 Living Trust

(Proposal to construct a 914 square foot addition to an existing 1,145 square foot single residential unit with a 406 square foot attached garage. The proposed project also includes an interior remodel of 1,205 square feet, a new garage door, and a new stone veneer chimney. The proposed total of 2,465 square feet of development on a 13,242 square foot lot located in the Hillside Design District is 60% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted to allow the residential addition to encroach into the required interior setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 010-18. Project requires compliance with Tier 3 Storm Water Management Program (SWMP). Project was last reviewed April 2, 2018.)

FINAL REVIEW**C. 1346 MANITOU RD****RS-15 Zone**

Assessor's Parcel Number: 049-210-010
Application Number: MST2018-00145
Owner: Lewis E. Manning
Architect: David Winitzky

(Proposal to install a new 17-foot high 15,000 gallon galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade. Approximately 38.5 cubic yards of excavation is proposed, to be redistributed at adjacent grade. There is no new square footage proposed to the existing single residential unit.)

(Final Approval is requested. Project was last reviewed April 16, 2018.)

FINAL REVIEW**D. 23 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-020
Application Number: MST2017-00073
Owner: Cameron Shaw
Architect: Jeff Shelton

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

(Final Approval is requested. Project was last reviewed April 2, 2018.)

FINAL REVIEW**E. 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).)

(Final Approval is requested. Project was last reviewed April 16, 2018.)

NEW ITEM**F. 217 NORTHRIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 055-120-010
Application Number: MST2018-00192
Owner: Jeffrey E. Rohde

(Proposal for additions and alterations to an existing 2,019 square foot one-story single residential unit with a 449 square foot two-car garage and a 248 square foot pool cabana. The proposed project includes an entry enclosure which results in the addition of 160 square feet. Other site improvements include an interior remodel, relocation of a water heater, and three new doors and two new windows. The proposed total of 2,876 square feet of development on a 30,130 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM**G. 49 CEDAR LN****RS-15 Zone**

Assessor's Parcel Number: 015-094-001
Application Number: MST2018-00204
Owner: Thomas Lee Harnetiaux
Agent: Corine Del Campo

(Proposal for a re-roof on an existing single residential unit located in the Hillside Design District. The proposal includes the removal of an existing asphalt shingle roof and replacing it with a new flat pan standing seam metal roof in color "Black".)

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