



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, MAY 29, 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, May 24, 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. 2111 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-017
Application Number: MST2017-00079
Owner: Holcombe Ada E Trust

(Proposal to remodel an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, repainting, and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed on March 6, 2018.)

REVIEW AFTER FINAL**B. 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".)

(Review After Final is requested for revisions to the approved roof details. Project was last reviewed on April 30, 2018.)

CONTINUED ITEM**C. 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 9, 2018.)

NEW ITEM**D. 620 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-006
Application Number: MST2018-00238
Owner: Clarence Banks
Agent: Mark Morando

(Proposal to permit an unpermitted wall and guardrail built on the front property line. The project will abate the violation in enforcement case ENF2012-00261. A Minor Zoning Exception is requested to allow the 6'2" existing wall and guardrail to exceed 3.5' in height within ten feet from the front lot line. There are no proposed alterations to the existing single residential unit.)

(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 wall height allowances.)

NEW ITEM**E. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012
Application Number: MST2017-00770
Owner: Stephen Odell
Agent: Trish Allen, SEPPS

(Proposal to permit the unpermitted demolition of a brick patch, steps, and a wood viewing deck which has already occurred on site. The project also includes permitting an unpermitted brick and concrete wall with wood fence, and unpermitted wood planter walls to remain in place. Other site improvements include new drought tolerant landscaping on the bluff face to screen the features to remain in place and provide additional stability. There are no alterations proposed to the existing single residential unit. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Planning Commission review for a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review.)

NEW ITEM**F. 947 CARRILLO RD****RS-15 Zone**

Assessor's Parcel Number: 029-262-011
Application Number: MST2018-00257
Owner: Mary Ellen Broeffle
Architect: Studio 1030 Architects

(Proposal to abate violations in Enforcement Case ENF2016-01798 which include permitting window alterations, restoring connection between the main level and basement level, and elimination of an additional dwelling unit from the basement level on an existing single residential unit. There is no new square footage proposed as part of this project. The existing total of 1,793 square feet of development on an 8,255 square foot lot located in the Hillside Design District is 55% of the maximum allowable floor-to-lot area ratio (FAR).)

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