



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 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, July 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.

REVIEW AFTER FINAL

A. 626 SUNRISE VISTA WAY

RS-15/PUD 1.2 Zone

Assessor's Parcel Number: 035-112-026
Application Number: MST2017-00154
Owner: James Henry
Contractor: Alan Cooper

(Proposal to construct a new 18' x 44' swimming pool and 7' x 8'-6" spa with in ground equipment to a previously approved 3,877 square foot one-story single family residence. No new square footage is proposed. Approximately 45 cubic yards of cut will occur on site. The approved total of 3,877 square feet on a 16,204 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised deck. Project was last reviewed April 24, 2017.)

FINAL REVIEW**B. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-030
Application Number: MST2017-00648
Owner: Rodoni Family Trust
Architect: Thompson Naylor Architects
Landscape Architect: Martha Degasis, ASLA

(Proposal to demolish an existing 1,142 square foot, single residential unit with an attached 239 square foot, one-car garage and construct a new 2,278 square foot, two-story single residential unit with an attached 400 square foot, two-car garage and 106 square feet of accessory space. Also proposed are 830 square feet of patios and decks. Approximately 290 cubic yards of grading will occur on site. The proposed total of 2,784 square feet of development on an 11,665 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The project site is located within the Non-Appealable Jurisdiction of the Coastal Zone. Coastal Review will include review of a Coastal Exclusion application. A separate concurrent application is proposed to construct a new 422 square foot detached Accessory Dwelling Unit (ADU) and one uncovered parking space. Per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation.)

(Final Approval is requested. Project was last reviewed July 9, 2018.)

PROJECT DESIGN REVIEW**C. 840 CIMA LINDA LN****RS-25 Zone**

Assessor's Parcel Number: 015-162-019
Application Number: MST2018-00295
Owner: John Wigle
Applicant: Chris Dentzel

(Proposal for a new 7-foot tall driveway gate and widened driveway throat at an existing 6,064 square foot two-story single residential unit with an attached 828 square foot three-car garage. The proposed project also includes permitting an unpermitted second story balcony on the north elevation and an unpermitted change from a door to a balcony on the south elevation. This project will address violations in Zoning Information Report ZIR2017-00300.)

(Project Design Approval is requested. Project was last reviewed July 2, 2018.)

CONTINUED ITEM**D. 1260 MOUNTAIN VIEW RD****RS-15 Zone**

Assessor's Parcel Number: 035-021-008
Application Number: MST2018-00146
Owner: Dmytro Tokariev
Applicant: Sima Malka

(Proposal to replace five existing wood windows and five existing wood sliding glass doors with new vinyl windows and doors on an existing single residential unit located in the Hillside Design District.)

(Second Concept Review. Project was last reviewed March 26, 2018.)

NEW ITEM**E. 1103 W MICHELTORENA ST****RS-6 Zone**

Assessor's Parcel Number: 041-102-008
Application Number: MST2018-00291
Owner: David H. Lund
Designer: Jill Horton

(Proposal for alterations to an existing 1,538 square foot single residential unit with an attached 307 square foot garage. The proposed project includes door and window alterations, a new deck in the secondary front yard and permitting an unpermitted wood fence along the front lot line. The project includes demolition of an unpermitted structure at the northeast side of the dwelling and demolition of sheds and a trellis in the westerly corner of the property. A Minor Zoning Exception is requested to allow fencing located within 10 feet of a front lot line to exceed 3.5 feet in height. This project will address violations in Enforcement Case ENF2017-01277 and Zoning Information Report ZIR2014-00357.)

(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.)