



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 30, 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 26, 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. 640 AURORA AVE

RS-15 Zone

Assessor's Parcel Number:	035-122-014
Application Number:	MST2015-00038
Owner:	Nicolas A. D`Incelli and Rosalyn Cole
Designer:	Jason Grant Design Studio
Owner:	Nicolas D`Incelli

(This is a revised project description. Proposal for 1,230 square foot, of one- and two-story additions to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage and a rear uncovered patio. The project includes a new covered front entry porch, upper level balcony, permitting "as-built" 36 inch high retaining walls, removal of an "as-built" outdoor shower and removal of screening for the shower. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested front and interior setback modifications.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 061-15, and was last reviewed September 19, 2016.)

PROJECT DESIGN AND FINAL REVIEW**B. 2111 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-017
Application Number: MST2017-00079
Owner: Ada E. Holcombe 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 (CDP).)

(Project Design Approval and Final Approval are requested. Project was last reviewed June 4, 2018.)

CONTINUED ITEM**C. 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.)

(Third Concept Review. Project was last reviewed July 23, 2018.)

NEW ITEM**D. 1789 CALLE PONIENTE****RS-6 Zone**

Assessor's Parcel Number: 041-021-017
Application Number: MST2018-00381
Owner: Thomas and Joan Gilles
Architect: Don Swann

(Proposal to revise the driveway configuration for an existing vacant parcel located within a single residential unit zone. The existing driveway is an easement that serves the parcel to the south. Approximately 58 cubic yards of cut and fill grading will occur on site. Other site improvements include new site retaining walls varying in height from 2'-6" to 4'-0".)

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

NEW ITEM**E. 420 TERRACE RD****RS-7.5 Zone**

Assessor's Parcel Number: 035-191-034
Application Number: MST2018-00387
Owner: Eric Bush
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 777 square foot single residential unit with an attached 303 square foot one-car garage. The proposed project includes an addition of 540 square feet, 376 square feet of covered patios, and a new roof deck. The proposed total of 1,628 square feet of development on a 5,983 square foot lot is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

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