



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 13, 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, August 9, 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. 81 CHASE DR

RS-15 Zone

Assessor's Parcel Number: 015-020-014
Application Number: MST2017-00301
Owner: West Bluff Capital, Inc.
Applicant: Ken Dickson

(Proposal for an interior remodel and minor exterior alterations to an existing 1,341 square foot, one-story single-family residence with a 446 square foot two-car carport. Exterior site improvements include a new exterior electrical outlet at the AC condenser, a new wood screen for the AC condenser unit, and a new HVAC system to replace the old FAU and deck repairs. No new square footage is proposed. The proposed project will address violations in ZIR2017-00173.)

(Review After Final is requested for a revised retaining wall and concrete wall extension. Project was last reviewed August 6, 2018.)

REVIEW AFTER FINAL**B. 1028 OLIVE ST****R-M Zone**

Assessor's Parcel Number: 029-230-017
Application Number: MST2015-00583
Owner: Adelaida Ortega
Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provide. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Review After Final is requested for a revision from a duplex to a single residential unit and revised landscape plan. Project was last reviewed January 9, 2017.)

FINAL REVIEW**C. 1632 LA VISTA DEL OCEANO DR****RS-15 Zone**

Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. The project includes an Administrative Exception to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

(Final Approval is requested. Project was last reviewed June 11, 2018.)

PROJECT DESIGN AND FINAL REVIEW**D. 824 SUMMIT RD****RS-25 Zone**

Assessor's Parcel Number: 015-172-024
Application Number: MST2018-00115
Owner: Towbes-Lewis 2016 Trust
Architect: Daniel Longwill

(Proposal to construct a 665 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 4,114 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed April 2, 2018.)

PROJECT DESIGN AND FINAL REVIEW**E. 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 received Planning Commission review for a Coastal Development Permit (CDP).)

(Project Design Approval and Final Approval are requested. Project was last reviewed July 30, 2018.)

CONTINUED ITEM**F. 3340 FOOTHILL RD RS-1A Zone**

Assessor's Parcel Number: 055-160-036
Application Number: MST2018-00388
Owner: Jonathan S. Kenney Revocable Trust

(Proposal for an addition and alterations to an existing 2,624 single residential unit with an 801 square foot garage and 519 square feet of storage areas. The proposed project consists of an 80 square foot addition at the rear of the house to be located under the existing roof. Other site improvements include an interior remodel and removal of the pool and pool equipment. The project will also address violations in Enforcement Case ENF2002-01120 and Zoning Information Report ZIR2010-00473. The proposed total of 4,205 square feet of development on a 67,469 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed August 6, 2018.)

NEW ITEM**G. 3102 FOOTHILL RD RS-7.5 Zone**

Assessor's Parcel Number: 055-193-018
Application Number: MST2018-00399
Owner: Victoria LaFond
Contractor: Seguro Construction

(Proposal to replace an existing site wall and retaining wall that was destroyed in a storm. The project proposes a "like-for-like" replacement with new footings and design. A Minor Zoning Exception is requested to allow the proposed wall to exceed 3.5 feet in height within 10 feet from the front lot line. There are no proposed alterations to the exiting 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**H. 2441 CALLE GALICIA****RS-15 Zone**

Assessor's Parcel Number: 041-412-006
Application Number: MST2018-00402
Owner: Noel Lucky
Applicant: Tom McMahon

(Proposal for alterations to an existing 1,910 square foot single residential unit with an attached 455 square foot two-car garage. The proposed project includes elevating a 480 square foot portion of the existing roof 42" in height, adding a 30'x16' covered patio, a new spa and the replacement of exterior doors and windows. A Minor Zoning Exception is required for the roof height increase within the required front setback. The proposed project will address violations in Zoning Information Report ZIR2017-00482.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.165.040.B.1, for the proposed height and volume increase in the setback.)