



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 20, 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 16, 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. 1808 LIGHTHOUSE WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 045-400-001
Application Number: MST2015-00498
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 1 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested for a revised landscape plan. Project was last reviewed July 18, 2016.)

PROJECT DESIGN AND FINAL REVIEW**B. 120 SUMMIT LN****RS-25 Zone**

Assessor's Parcel Number: 015-320-002
Application Number: MST2018-00357
Owner: Evick Family Trust
Architect: Becker Hensen Niksto Architects
Engineer: Studio Engineers, Inc.
Contractor: Bowman Construction

(Proposal for alterations to an existing 3,608 square foot one-story single residential unit with an attached 740 square foot three-car garage. The proposed project includes converting 74 square feet of the existing garage into habitable space. Exterior alterations include replacing the existing tile roof with composite shingles, window and door alterations, new board and batten siding, a covered entry deck and converting an existing trellis to a solid flat roof. Other site improvements include a new pool and spa at the rear. The existing total of 4,348 square feet of development on a 37,913 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2018-00158.)

(Project Design Approval and Final Approval are requested. Project was last reviewed July 23, 2018.)

PROJECT DESIGN AND FINAL REVIEW**C. 1563 SYCAMORE CANYON RD****RS-1A Zone**

Assessor's Parcel Number: 019-320-010
Application Number: MST2017-00439
Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed May 29, 2018.)

NEW ITEM**D. 1811 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-063-009
Application Number: MST2018-00395
Owner: Niko Abondolo
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

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

NEW ITEM**E. 1857 E LAS TUNAS RD****RS-1A Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2018-00422
Owner: Saxon 1998 Trust
Applicant: Karl Kras

(Proposal to construct two new metal framed wood clad driveway gates approximately 5 feet in height. There are no proposed alterations to the existing single residential unit.)

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