



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA SEPTEMBER 10, 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, September 6, 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. 1913 MISSION RIDGE RD

RS-15 Zone

Assessor's Parcel Number:	019-170-006
Application Number:	MST2017-00768
Owner:	DiMarco Family Trust
Applicant:	Adele Goggia
Architect:	Tai Yei

(Proposal for additions and alterations to an existing 2,148 square foot, two-story, single residential unit with an attached 477 square foot two-car garage. The proposed project includes the addition of 56 square feet to the second floor and extending an existing 289 square foot balcony by 62 square feet. Other site improvements include an interior remodel of 400 square feet, new doors and windows, new wrought iron railing, and permitting an existing wood gate at the driveway. The proposed total of 2,681 square feet of development on a 9,118 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for revisions to guard rail material, windows and doors and an addition reduction. Project was last reviewed November 27, 2017.)

REVIEW AFTER FINAL**B. 1135 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-314-005
Application Number: MST2016-00484
Owner: John Mithun
Architect: Thomas Oschner, AIA Architects
Landscape Architect: Brian Brodersen

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes, and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for a roof material revision. Project was last reviewed June 12, 2017.)

FINAL REVIEW**C. 1611 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-033
Application Number: MST2018-00457
Owner: Alex and Sara Sheshunoff
Applicant: Chris Cottrell

(Proposal for exterior alterations to an existing 2,897 square foot two-story single residential unit with an attached 574 square foot two-car garage. The proposed project includes new doors and windows, new garage door, re-roof, a replaced covered entry, and new exterior finishes. There is no new square footage proposed to the residence. The existing total of 3,471 square feet of development on a 21,483 square foot lot located in the Hillside Design District is 74% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Coastal Zone and will require Coastal Review.)

(Final Approval is requested. Project was last reviewed September 4, 2018.)

NEW ITEM**D. 1031 MISSION RIDGE RD RS-1A Zone**

Assessor's Parcel Number: 019-031-007
Application Number: MST2018-00456
Owner: Elizabeth Majestic
Architect: Barefoot Design
Contractor: Millar and Associates Design
Engineer: Michael Gerenser

(Proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover, and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(First Concept Review. Comments Only.)

NEW ITEM**E. 1132 MANITOU RD RS-6 Zone**

Assessor's Parcel Number: 043-270-004
Application Number: MST2018-00455
Owner: Bischel Serkes and Margaret D. Trust
Contractor: Millar and Associates Design

(Proposal for improvements to an existing single residential unit located in the Hillside Design District. The proposed project includes the replacement of three jalousie windows with casement windows, replacement of two windows with an exterior door, and the addition of an access stair to the front balcony. There is no new square footage proposed to the existing residence.)

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

NEW ITEM**F. 1931 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-382-017
Application Number: MST2018-00475
Owner: RMC X07, LLC
Applicant: Vanguard Planning

(Proposal for a remodel of the existing 1,917 square foot single residential unit with a detached 485 square foot garage with 304 square feet of accessory space. Project includes a kitchen and bathroom reconfiguration; demolition and reconstruction of interior walls; and associated electrical, mechanical, and finishes. New exterior doors and windows are proposed on the west, north and east elevations. The proposed project also includes expanding and finishing 372 square feet of the existing attic as habitable space, and constructing a new bathroom. Other site improvements include a new roof dormer, walls, and windows at the second level. The proposed total of 3,078 square feet of development on a 13,728 square foot lot is 74% of the maximum allowable floor-to-lot area ratio (FAR).)

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