



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 1, 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 27, 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. 3218 CAMPANIL DR

RS-1A Zone

Assessor's Parcel Number:	047-110-017
Application Number:	MST2018-00095
Owner:	Richard and Mary Compton, Trustees
Architect:	Jeffrey Berkus
Applicant:	Rebecca Berkus
Contractor:	Dave Young

(Proposal for exterior and interior alterations to an existing 6,385 square foot single residential unit with an existing 1,131 square foot garage. The proposed project includes new windows and doors, new shade structures, an eave extension, flatwork, and a re-roof. Other site improvements include the removal of an existing water feature and gazebo. Interior improvements include remodels and a master bathroom addition. The proposed total of 7,984 square feet of development on a 70,340 square foot lot located in the Hillside Design District is 150% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a sun shade extension and window and door revisions. Project was last reviewed March 12, 2018.)

REVIEW AFTER FINAL**B. 620 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-006
Application Number: MST2018-00238
Owner: Clarence Banks
Agent: Mark Morando

(Proposal to permit an unpermitted wall and guardrail built on the front property line. The project will abate the violation in enforcement case ENF2012-00261. A Minor Zoning Exception is requested to allow the 6'2" existing wall and guardrail to exceed 3.5' in height within ten feet from the front lot line. There are no proposed alterations to the existing single residential unit.)

(Review After Final is requested for a revised wall design. Project was last reviewed May 29, 2018.)

REVIEW AFTER FINAL**C. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-009
Application Number: MST2014-00411
Owner: C. & M. Hofman, Revocable Trust
Architect: Tom Meaney
Designer: Al Winsor
Contractor: Chad Walker

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio (FAR). This project includes Planning Commission review for a Coastal Development Permit (CDP).)

(Review After Final is requested for revisions to landscape, materials, irrigation and fence details. Project must comply with Planning Commission Resolution No. 017-15, and was last reviewed July 5, 2016.)

FINAL REVIEW**D. 1540 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-018
Application Number: MST2018-00168
Owner: Harding 2003 Revocable Trust
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square foot two-story single residential unit with a detached 384 square foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square foot addition. The proposal also includes a second-floor remodel of 328 square feet and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for an Interior Setback Modification request to allow window changes within the western interior setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 040-18, and was last reviewed September 24, 2018.)

NEW ITEM**E. 452 FELLOWSHIP RD RS-7.5 Zone**

Assessor's Parcel Number: 041-252-049
Application Number: MST2018-00480
Owner: Brunner Eberhard
Architect: Bildsten Architecture and Planning

(Proposal to permit unpermitted fences along the front lot lines at an existing single residential unit. The proposed project includes a Minor Zoning Exception request to allow fences along the front lot lines to exceed 3.5' in height within the first 10 feet from the front lot line. The proposed fences are 6' in height, and 7' in height along the front lot lines. There are no proposed alterations to the existing residence.)

(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.)

NEW ITEM**F. 415 YANKEE FARM RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-024
Application Number: MST2018-00498
Owner: Franck Hanse

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot rea ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(First Concept Review. Comments Only.)

NEW ITEM**G. 2427 MURRELL RD E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-012
Application Number: MST2018-00393
Owner: Karen Christianson Living Trust
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,287 square foot one-story single residential unit with an attached 404 square foot two-car garage. The proposed project includes a 591 square foot addition, an interior remodel and removal of unpermitted alterations. Other site improvements include permitting an 81 square foot shed and a pergola. An Administrative Exception for an over-height fence is requested for a new 5' tall wrought iron fence along the front lot line. The proposed total of 2,873 square feet of development on an 8,799 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)