



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

OCTOBER 8, 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, October 4, 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. 1035 COYOTE RD

RS-1A Zone

Assessor's Parcel Number: 021-061-005
Application Number: MST2017-00529
Owner: Berrett 2009 Family Trust
Applicant: Rick Starnes

(Proposal for a change of use of the existing non-conforming, 428 square foot, single-story building from accessory to single-family use located within the required 35 foot front setback. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. The proposed project also includes 1,046 square feet of additions, 869 square feet of new development, and construction of a new 400 square foot two-car carport. Zoning Modifications were approved to allow the conversion of the workshop/storage to a single-story residential unit and for the construction of a new two-car garage located within the required front setback. Other site improvements include the demolition of existing structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 2,643 square feet of development on a 25,177 square foot lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 005-18, and was last reviewed September 4, 2018.)

REVIEW AFTER FINAL**B. 315 LA MARINA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-004
Application Number: MST2017-00412
Owner: Heidi Switzer
Architect: Wade Davis Design

(Proposal for additions and alterations to an existing 1,349 square foot, one-story, single-family dwelling with an attached 233 square foot one-car garage. The proposal includes demolishing 40 square feet and constructing 250 and 446 square feet of first- and second-story additions, respectively. Other site improvements include an interior remodel and 311 square feet of new covered and uncovered second-story decks. The proposed total of 2,238 square feet of development on a 5,790 square foot lot is 85% of the maximum allowable floor-to-lot-area ratio (FAR). Project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Review After Final is requested for revisions to windows, roof material, siding and enclosing a portion of a porch to habitable area. Project was last reviewed November 27, 2017.)

REVIEW AFTER FINAL**C. 23 WADE CT E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-020
Application Number: MST2017-00073
Owners: Cameron and Carol Shaw
Architect: Jeff Shelton

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

(Review After Final is requested for revisions to the orientation of the house, changes to the stairs, loggia, landscaping and a new window. Project was last reviewed April 23, 2018.)

FINAL REVIEW**D. 216 VISTA DEL MAR DR E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-009
Application Number: MST2015-00545
Owner: Cameron & Jessica Porter
Architect: Tom Moore, AIA

(Proposal to construct a 634 square foot, first-floor addition and an 835 square foot second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

(Final Approval is requested. Project was last reviewed February 26, 2018.)

FINAL REVIEW**E. 636 AURORA AVE RS-15 Zone**

Assessor's Parcel Number: 035-122-013
Application Number: MST2017-00305
Owner: David Saffan
Applicant: Nicole Trautman

(Proposal to construct a 358 square foot first-floor addition and a new 804 square foot second-story addition to an existing 1,310 square foot, one-story, single residential unit with an attached 401 square foot two-car garage. The proposed total of 2,873 square feet on a 10,584 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2010-00555.)

(Final Approval is requested. Project was last reviewed April 30, 2018.)

CONTINUED ITEM**F. 1352 MANITOU RD RS-15 Zone**

Assessor's Parcel Number: 049-210-017
Application Number: MST2018-00441
Owner: Bryan Kelly Foy
Architect: Antonio Xiques

(Proposal for site work at an existing single residential unit located in the Hillside Design District. The proposed project includes constructing a new concrete retaining wall ranging from 1' to 6' in height. Other site improvements include a new permeable paver patio area and landscaping improvements. There is no new square footage proposed to the existing residence.)

(Action may be taken if sufficient information is provided. Project was last reviewed September 24, 2018.)

NEW ITEM**G. 1521 DE LA VINA ST R-MH Zone**

Assessor's Parcel Number: 027-221-009
Application Number: MST2018-00495
Owner: Stephen Wheeler

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two uncovered parking spaces to replace the parking that was previously provided in the carport which was demolished. Other site improvements include the removal of a washer/dryer hookup and a loft. The project will abate violations listed in ENF2018-00257. There is no new square footage proposed to the residence.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the parking standards per SBMC 30.175.030.N.1.a.ii. for two uncovered spaces.)

NEW ITEM**H. 385 LOMA MEDIA RD RS-15 Zone**

Assessor's Parcel Number: 019-261-024
Application Number: MST2018-00510
Owner: Evangeline S. Herrera
Applicant: Brian Launder
Architect: Dawn Sherry

(Proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project will address a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area (FAR).)

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