



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 15, 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 11, 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. 1931 GARDEN ST

RS-15 Zone

Assessor's Parcel Number: 025-382-017

Application Number: MST2018-00149

Owner: Phillip and Barbara Pennington Living Trust

(Proposal to abate violations in ZIR2017-00465 which include removing a bathtub in the accessory room attached to garage, and permitting two new windows. Other site improvements include new landscaping. A Minor Zoning Exception is requested to allow a new 7-foot high wall to exceed 3.5 feet in height within 10 feet from the front lot lines along Garden and Mission Streets. There is no new square footage proposed to the existing 2,372 square foot single residential unit with a 522 square foot attached two-car garage.)

(Review After Final is requested for revised gate and wall details. Project was last reviewed April 16, 2018.)

PROJECT DESIGN AND FINAL REVIEW**B. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012
Application Number: MST2017-00770
Owner: Stephen Odell
Agent: Trish Allen, SEPPS

(Proposal to permit the unpermitted demolition of a brick patch, steps and a wood viewing deck which has already occurred on site. The project also includes permitting an unpermitted brick and concrete wall with wood fence and unpermitted wood planter walls to remain in place. Other site improvements include new drought tolerant landscaping on the bluff face to screen the features to remain in place and provide additional stability. There are no alterations proposed to the existing single residential unit. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Planning Commission review for a Coastal Development Permit.)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 017-18, and was last reviewed May 29, 2018.)

PROJECT DESIGN AND FINAL REVIEW**C. 947 CARRILLO RD****RS-15 Zone**

Assessor's Parcel Number: 029-262-011
Application Number: MST2018-00257
Owner: Mary Ellen Broeffle
Architect: Studio 1030 Architects

(Proposal to abate violations in Enforcement Case ENF2016-01798 which include permitting window alterations, restoring connection between the main level and basement level and elimination of an additional dwelling unit from the basement level on an existing single residential unit. There is no new square footage proposed as part of this project. The existing total of 1,793 square feet of development on an 8,255 square foot lot located in the Hillside Design District is 55% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed June 25, 2018.)

PROJECT DESIGN AND FINAL REVIEW**D. 2427 MURRELL RD E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-012
Application Number: MST2018-00393
Owner: Michael Barnes
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-foot 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.)

(Project Design Approval and Final Approval are requested. Project was last reviewed October 1, 2018.)

NEW ITEM**E. 687 GROVE LN LOT 1 RS-7.5/USS Zone**

Assessor's Parcel Number: 057-263-018
Application Number: MST2018-00501
Owner: Alison C. Cherry Trust
Applicant: Terry Bartlett

(The proposed project includes a request for a Minor Zoning Exception to allow the existing hedges at an existing single residential unit to exceed 8 feet in height along the interior lot lines for privacy. There are no proposed alterations to the existing residence.)

(First Concept Review. Comments Only.)

NEW ITEM**F. 1052 LAS ALTURAS RD RS-1A Zone**

Assessor's Parcel Number: 019-130-031
Application Number: MST2018-00544
Owner: Henry and Carolyn Fechtman
Architect: Tom Meaney

(Proposal to construct a new 359 square foot uncovered second-story deck on an existing single residential unit. There is no new square footage proposed to the existing 2,604 square foot two-story residence and attached 530 square foot garage located in the Hillside Design District.)

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

NEW ITEM**G. 1333 SANTA TERESITA DR RS-1A Zone**

Assessor's Parcel Number: 055-141-049
Application Number: MST2018-00531
Owner: D. T. Kieswetter Jr. 2011 Trust
Contractor: Derek Wallace

(Proposal to construct a new 100 linear foot stone retaining wall at an existing single residential unit. The proposed stone wall will vary in height from 4'8" in height to 7 feet in height. There is no new square footage proposed to the existing residence.)

(First Concept Review. Comments Only. Project requires Environmental Assessment.)

NEW ITEM**H. 1611 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-153-049
Application Number: MST2018-00523
Owner: Noel and Emi Cohen
Applicant: Mary Winder

(Proposal for alterations to an existing single residential unit. The proposed project includes replacing all existing single glass windows and sliding glass doors with dual glazed windows, replacing the existing decks with same materials, new stucco siding finish, and a new composite shingle roof. There is no new square footage proposed to the existing residence located in the Hillside Design District. The project will abate violations in Zoning Information Report ZIR2018-00214.)

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

PROJECT DESIGN AND FINAL REVIEW**I. 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.)

(Project Design Approval and Final Approval are requested. Project was last reviewed August 20, 2018.)