



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 12, 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
David Eng, 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 David Eng, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email DEng@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, November 8, 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. 1119 HARBOR HILLS LN

RS-15 Zone

Assessor's Parcel Number:	035-314-018
Application Number:	MST2018-00576
Owner:	West Bluff Capital Inc.
Applicant:	Ken Dickson

(In an existing 2,608 square foot two-story single-family dwelling with an attached 417 square foot two-car garage, proposal to convert 410 square feet of non-habitable space to habitable space within the existing building footprint. Project includes replacement of all doors and windows, a new garage door, new paint, and new front door. The proposed total of 3,435 square feet on a 18,103 square foot lot in the Hillside Design District is 78% of the guideline maximum allowed floor-to-lot area ratio (FAR). Project will abate violations in enforcement case ENF2018-00326.)

(Final Approval is requested. Project was last reviewed on November 5, 2018.)

REVIEW AFTER FINAL**B. 1448 JESUSITA LN****RS-1A Zone**

Assessor's Parcel Number: 055-240-013
Application Number: MST2016-00168
Owner: William H. V. Dunbar
Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for changes at the *lower floor* comprising: removal of columns and a covered loggia along the southeast corner of the house; a new cantilevered arbor at the southeast corner of the house; new doors along the east elevation at the bedroom and garage; and minor plan revisions at the south corners of the dining room and southeast corner of the living room. Changes to the *upper floor* comprise: enclosure of a covered porch to create a playroom, changing windows to french doors with a Juliet balcony at the south wall of the master bedroom; enlarging the west facing window in the master bedroom; and minor plan revisions to the south corners of the master bedroom.)

CONTINUED ITEM**C. 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' in height. There is no new square footage proposed to the existing residence.)

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

NEW ITEM**D. 1669 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-071-009
Application Number: MST2018-00567
Owner: McNamara Family Trust
Applicant: Drew Scherer

(At an existing 3,566 square foot single-family dwelling with a 521 square foot detached two-car garage in the Hillside Design District, this project proposes a new 690 square foot two-car garage to provide covered parking for a new 1,200 square foot detached accessory dwelling unit under a separate permit. Staff Hearing Officer review is requested to allow the amount of accessory space to exceed the maximum allowed and for accessory space to be located in a front yard.)

(No final appealable decision will be made at this hearing; project requires Staff Hearing Officer review for requested Zoning Modifications.)

NEW ITEM**E. 525 SCENIC DR RS-10 Zone**

Assessor's Parcel Number: 015-280-008
Application Number: MST2018-00568
Owner: Michael J. Murphy
Designer: Amy Von Protz

(Proposal to permit the "as-built" enclosure of a one-car carport into a one-car garage. The project includes the removal of a rear patio enclosure and, "as-built" relocation of the water heater and laundry hook-up. This project will address violations in Enforcement Case ENF2018-00642 and Zoning Information Report ZIR2018-00347.)

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