



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA DECEMBER 17, 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, December 13, 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. 824 SUMMIT RD

RS-25 Zone

Assessor's Parcel Number: 015-172-024
Application Number: MST2018-00115
Owner: Towbes-Lewis 2016 Trust
Architect: Daniel Longwill

(Proposal to construct a 665 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 4,114 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a 273 square foot reduction in the previously approved addition, and a reduction in roof deck area. Project was last reviewed on August 13, 2018.)

PROJECT DESIGN REVIEW**B. 1620 EUCALYPTUS HILL RD****RS-15 Zone**

Assessor's Parcel Number: 015-232-010
Application Number: MST2018-00156
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project was last reviewed on December 10, 2018.)

NEW ITEM**C. 550 MIRAMONTE DR****RS-15 Zone**

Assessor's Parcel Number: 035-260-019
Application Number: MST2018-00658
Designer: Catherine Dunbar
Owner: Jeff Overeem

(Proposal to add 185 square feet to an existing one-car garage by enclosing an adjacent covered porch area at an existing 1,800 square foot, one-story, single-residential unit. The addition will result in a 380 square foot two-car garage. The proposal includes replacing windows and slider doors, replacing an outdoor deck, relocating the chimney, installing caissons along the south side to level the dwelling, and new exterior stucco and paint. The proposed total of 1,935 square feet of development on a 19,695 square foot lot in the Hillside Design District is 44% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required.)

NEW ITEM – PUBLIC HEARING**D. 3617 TIERRA BELLA****RS-7.5/USS Zone**

Assessor's Parcel Number: 053-381-020
Application Number: MST2018-00637
Owner: Freidenfelds Family Trust
Architect: Native Son Design Studio

(Proposal for 623 square foot ground floor addition and minor second-story window alteration to an existing two-story, 1,956 square foot single-residential unit with an attached 373 square foot two-car garage and a 566 square foot accessory dwelling unit. The proposed total of 3,518 square feet of development on an 18,227 square foot lot is 81% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project requires compliance with Tier 3 SWMP prior to Final Approval.)

NEW ITEM**E. 3236 CAMPANIL DR****RS-1A Zone**

Assessor's Parcel Number: 047-102-029
Application Number: MST2018-00619
Owner: Alex D. Rasmussen
Architect: Appleton Architects

(Proposal for 44 square feet of ground-floor additions and a new 513 square foot two-car detached carport at an existing 2,400 square foot, one-story, single-residential unit with an attached 350 square foot two-car garage. The project includes conversion of the existing garage into habitable space that will result in 2,750 square feet of habitable space. The proposed total of 3,307 square feet on a 38,768 square foot parcel in the Hillside Design District is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings required. Project requires compliance with Tier 3 SWMP prior to Final Approval.)