



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JANUARY 14, 2019

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, January 10, 2019, 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. 1710 MISSION RIDGE RD

RS-15 Zone

Assessor's Parcel Number: 019-090-037
Application Number: MST2016-00486
Owner: Gregory Hesterberg
Applicant: Mark Morando

(Proposal to address violations of ZIR2015-00003 and remove the kitchen elements from the detached accessory above the garage. The proposal also includes a 25 square foot addition to add a new 5' x 5' elevator, and minor associated exterior alterations including removal of existing windows at the location of the proposed elevator, and three proposed new heating and air units.)

(Review After Final is requested for a new 152 square foot third floor deck with cable railing and a trellis cover, and new sliding glass doors with side lites at the dining room. Project was last reviewed on September 25, 2018.)

REVIEW AFTER FINAL**B. 1807 LIGHTHOUSE WAY****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-400-005
Application Number: MST2015-00607
Owner: Lighthouse Builders LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 5: Proposal for a new 2,281 square foot, two-story, single-family residence with a 525 square foot, attached two-car garage with storage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on a newly created 11,334 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 73% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 5 of a five-lot subdivision approved under MST2006-00476.)

(Review After Final is requested to expand the front porch with an additional column and new stone veneer. Project was last reviewed on October 17, 2016.)

PROJECT DESIGN REVIEW**C. 26 WADE CT****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-037
Application Number: MST2017-00488
Owner: 26 Wade Trust
Architect: Pacific Architects
Designer: Robert Vatter
Landscape Architect: Jaime Pierce

(This is a revised project description. Proposal to construct a new 4,235 square foot, two-story, single-residential unit with a detached 475 square foot two car garage and an attached 274 square foot one-car garage. The project also proposes new retaining walls, a pool and spa, a toilet room and sauna, bicycle and equipment room, and a barbeque patio under a trellis. 1,273 and 1,129 cubic yards of cut and fill grading are proposed under and outside of the building footprint, respectively. All grading will be balanced on site. A 690 square foot attached Accessory Dwelling Unit (ADU) is also proposed; however, per State legislation (AB2299 and SB 1069), the ADU is exempt from Design Review and omitted from the floor-to-lot area ratio (FAR). The proposed total of 5,522 square feet of development (of which 1,580 square feet is partially below grade and qualifies for a 50% FAR reduction) on a 1.12 acre lot (net) is 73% of the guideline maximum allowed FAR.)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption. Project was last reviewed on August 20, 2018.)

NEW ITEM

D. 1440 PACIFIC AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-183-001
Application Number: MST2018-00686
Owner: Michael and Julia Finucan
Applicant: Jose Luis Esparza

(Proposal to permit, relocate, or reconstruct sections of a 206-foot long and 6-foot tall unpermitted wood fence of which sections were constructed in the public rights-of-way. An administrative height exception is requested to allow portions of the fencing to exceed 3.5 feet tall within 10 feet of the front lot lines along Pacific and Santa Rosa Avenues.)

(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.)