



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, JANUARY 22, 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 17, 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.

FINAL REVIEW

A. 1031 MISSION RIDGE RD

RS-1A Zone

Assessor's Parcel Number:	019-031-007
Application Number:	MST2018-00456
Owner:	Jenkins Family Revocable Trust
Architect:	Barefoot Design
Contractor:	Millar and Associates Design
Engineer:	Michael Gerenser

(Proposal to demolish the existing pool, hardscape, and walls at an existing single residential unit; and replace with a new pool, pool deck, pool cover, and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project was last reviewed on September 24, 2018.)

NEW ITEM**B. 2030 ANACAPA ST RS-15 Zone**

Assessor's Parcel Number: 025-321-009
Application Number: MST2018-00631
Owner: Hearth Homes

(Proposal to demolish trellis and concrete patio in rear yard, demolish driveway gate, install new window in front entry recess next to the front door, and install two French doors to rear yard.)

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

NEW ITEM**C. 702 MIRAMONTE DR RS-15 Zone**

Assessor's Parcel Number: 035-251-004
Application Number: MST2018-00669
Owner: Tom P. Gray
Landscape Architect: Robert Richards

(Proposal for 65 linear feet of wood fencing of up to 6-feet tall at an existing single-residential unit, and replacing an existing asphalt driveway with new permeable pavers. A Minor Zoning Exception is requested to allow a fence to exceed the maximum allowed height of 3.5-feet tall within 10 feet of a front lot line.)

(Action may be taken if sufficient information is provided. Minor Zoning Exception, Neighborhood Preservation and Hillside Design Findings required.)

FINAL REVIEW**D. 1931 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-382-017
Application Number: MST2018-00475
Owner: RMC X07, LLC
Applicant: Vanguard Planning

(Proposal for a remodel of the existing 1,917 square foot single residential unit with a detached 485 square foot garage with 304 square feet of accessory space. Project includes a kitchen and bathroom reconfiguration; demolition and reconstruction of interior walls; and associated electrical, mechanical, and finishes. New exterior doors and windows are proposed on the west, north, and east elevations. The proposed project also includes expanding and finishing 372 square feet of the existing attic as habitable space and constructing a new bathroom. Other site improvements include a new roof dormer, walls, and windows at the second level. The proposed total of 3,078 square feet of development on a 13,728 square foot lot is 74% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on September 10, 2018.)

PROJECT DESIGN AND FINAL REVIEW**E. 385 LOMA MEDIA RD****RS-15 Zone**

Assessor's Parcel Number: 019-261-024
Application Number: MST2018-00510
Applicant: Brian Launder
Architect: Dawn Sherry
Owner: David Kleidermacher

(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 ratio (FAR).)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project was last reviewed on October 8, 2018.)

NEW ITEM**F. 837 ARBOLADO RD****RS-1A Zone**

Assessor's Parcel Number: 019-113-037
Application Number: MST2018-00662
Owner: Peggy Palmer Wiley Trust
Designer: Brian Miller

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three level single-residential unit with an attached 441 square foot, two-car garage. The project includes a new outdoor gas fireplace and barbecue counter, and permitting unpermitted interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required.)