



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JANUARY 28, 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 24, 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 & 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.)

FINAL REVIEW**B. 1206 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-311-002
Application Number: MST2018-00535
Owner: Urn'dit Family Trust
Architect: Douglas Beard

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

(Final Approval is requested. Project was last reviewed on January 7, 2019.)

CONTINUED ITEM**C. 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 front door, install two french doors to rear yard.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Findings required. Project was last reviewed on January 22, 2019.)

NEW ITEM**D. 917 ALPHONSE ST****R-2 Zone**

Assessor's Parcel Number: 031-182-013
Application Number: MST2018-00665
Owner: John M. Cohan

(Proposal for a one uncovered parking space in the rear yard of an existing 721 square foot single residential unit with a guideline floor-to-lot area ratio (FAR) of 30% as allowed under SBMC30.175.030.N. The new parking space will replace the covered parking previously provided by a one-car garage that was demolished without permits. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455.)

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

NEW ITEM**E. 945 ALEEDA LN RS-25 Zone**

Assessor's Parcel Number: 015-070-011
Application Number: MST2019-00031
Owner: Elisabeth Selover
Architect: Penn Smith

(Proposal for a trellis above the front entry of an existing one-story single residential unit in the Hillside Design District. The project includes a 42-inch tall wood siding wall to surround a new front yard patio, and the removal of an unpermitted gas line to an outdoor barbecue. This project will address a violation in Zoning Information Report ZIR2018-00539.)

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

NEW ITEM**F. 1640 CALLE CANON RS-6 Zone**

Assessor's Parcel Number: 041-071-026
Application Number: MST2019-00026
Owner: Dalbey Petak Revocable Trust
Architect: Burnell, Branch & Pester Architect

(Proposal for relocation of a retaining wall to accommodate an uncovered parking space at an existing single-residential unit.)

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