



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA FEBRUARY 25, 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, February 21, 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 APPROVAL

A. 2444 SANTA BARBARA ST

RS-15 Zone

Assessor's Parcel Number: 025-042-003
Application Number: MST2018-00410
Owner: West Bluff Capital, Inc.
Applicant: Windward Engineering

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

(Final Approval is requested. Project was last reviewed on October 15, 2018.)

FINAL APPROVAL**B. 2030 ANACAPA ST****RS-15 Zone**

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

(Proposal for exterior alterations to an existing two-story single-residential unit. The project includes demolishing a trellis and concrete patio in rear yard, eliminating a driveway gate. The project includes an exterior remodel comprising new stucco, and replacement of selected doors and windows.)

(Final Approval is requested. Project was last reviewed on February 11, 2019.)

REVIEW AFTER FINAL**C. 1708 LA VISTA DEL OCEANO LN****RS-15 Zone**

Assessor's Parcel Number: 035-480-060
Application Number: MST2005-00022
Applicant: Vanguard Planning
Owner: Claudia Arango

(The approved project is a proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint. Review After Final from the Single Family Design Board and Staff Hearing Offer review of a Zoning Modification are currently requested to allow an unpermitted barbeque and sink that encroaches into the 30-foot secondary front yard setback.)

(No final appealable action will be taken at this hearing. This review is only for a Review After Final for an unpermitted barbeque to be located in the secondary front yard, and does not involve the main dwelling for which Building Permit BLD 2006-00400 has already been issued. Project requires Staff Hearing Officer review for a Zoning Modification to allow the barbeque to be permitted in the required 30-foot secondary front yard setback. Project was last reviewed on February 19, 2019.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 541 W MOUNTAIN DR RS-1A Zone**

Assessor's Parcel Number: 021-103-007
Application Number: MST2019-00058
Owner: Friden Family Trust
Applicant: Allen Construction

(Proposal for an above-grade electrical transformer box on a concrete platform to be located in the front yard of an existing single-residential unit. An exception is requested from the Single Family Design Board to allow the equipment to be located within the front and interior setback pursuant to SBMC Section 30.140.130.D.)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation and Hillside Design Findings required.)

FINAL APPROVAL**E. 3223 VISTA ARROYO A-1/SD-3 Zone**

Assessor's Parcel Number: 047-083-009
Application Number: MST2018-00582
Owner: Murchison Family Trust
Architect: Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

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

FINAL APPROVAL**F. 136 E YANONALI ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-084-003
Application Number: MST2018-00532
Owner: Somo SB, LLC
Architect: Tom Ochsner

(Proposal to permit an unpermitted 4-foot tall chain link and wood fence in the front yards and perimeter of the property. An Administrative Height Exception is requested to allow a fence exceeding 3½ feet tall to be located within 10 feet of a front lot line. This project will address violations in Enforcement Case ENF2017-00124 and Zoning Information Report ZIR2017-00011.)

(Final Approval is requested. Project was last reviewed on February 19, 2019.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**G. 449 NORTHRIDGE RD RS-1A Zone**

Assessor's Parcel Number: 055-131-001
Application Number: MST2019-00038
Owner: Joseph R. Incandela Jr.
Applicant: John Carter

(Proposal for a new 60 linear foot retaining wall on caissons in the rear yard of an existing single residential unit in the Hillside Design District.)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside, and Sloped Lot Findings required. Project was last reviewed on February 19, 2019.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**H. 1715 GILLESPIE ST R-2 Zone**

Assessor's Parcel Number: 043-174-009
Application Number: MST2019-00077
Owner: James A. Park
Architect: Patrick Marr

(Proposal for a 56 square foot addition at the rear of an existing 1,058 square foot, one-story, single-residential unit. No alterations are proposed to the existing detached 230 square foot garage. The proposed total of 1,344 square feet is 55% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings required.)

NEW ITEM: PROJECT DESIGN APPROVAL**I. 1850 E LAS TUNAS RD RS-1A Zone**

Assessor's Parcel Number: 019-082-008
Application Number: MST2019-00017
Owner: 1850 East Las Tunas, LLC
Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Neighborhood Preservation and Hillside Design, and Sloped Lot Findings required.)

FINAL APPROVAL**J. 845 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004
Application Number: MST2018-00307
Owner: BRKCO, Inc.
Architect: Kelly Teich

(Proposal to renovate an existing 5,536 square foot single residential unit with an attached 643 square foot three-car garage and 1,378 square foot basement. The proposed project includes a net reduction of 77 square feet to the existing residence, an addition of 53 square feet to the attached garage, and a reduction of 630 square feet within the basement. Alterations to the exterior of the residence include a new standing seam metal roof, new doors and windows, wood siding with smooth plaster finishes, as well as a glass curtain wall system. Other site improvements include the removal of the existing pool and proposing a new pool in a different location, removal of the existing tennis court, and new landscape and hardscape. The proposed total of 6,903 square feet of development on a 1.31 acre lot located in the Hillside Design District is 134% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on October 29, 2018.)