



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 4, 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
Erica Monson, 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 Erica Monson, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email EMonson@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 28, 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 APPROVAL

A. 41 EL CIELITO RD

RS-1A Zone

Assessor's Parcel Number: 019-360-006
Application Number: MST2017-00035
Owner: El Cielito Road Trust
Architect: Wade Davis Design

(Approved project was a proposal to construct 351 square feet of upper level additions to the rear of an existing 3,522 square foot, two-level, single-family residence with an existing 673 square foot detached three-car garage and 435 square foot detached accessory building. The proposed total of 4,981 square feet of on a 1.57 acre lot located in the Hillside Design District is 94% of the guideline maximum floor-to-lot area ratio (FAR).)

(Approval of Review After Final is requested to relocate previously approved windows along the south elevation and to eliminate windows at the east elevation. Project was last reviewed on February 13, 2017.)

FINAL REVIEW**B. 779 CALABRIA DR RS-10 Zone**

Assessor's Parcel Number: 049-292-014
Application Number: MST2017-00379
Owner: Paul and Susan Zink, Living Trust
Architect: Paul Zink

(Proposal to construct a new 175 square foot second story deck, door and exterior stairs to an existing 1,908 square foot, two-story single family residence with an attached 432 square foot two-car garage. Other site improvements include a new 6-foot high wood fence with a gate, and a new air conditioner unit. The existing total of 2,340 square feet on a 10,531 square foot lot is 62% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on July 17, 2017.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 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 are required. Project was last reviewed on February 19, 2019.)

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 1724 LA CORONILLA DR RS-15 Zone**

Assessor's Parcel Number: 035-081-006
Application Number: MST2018-00606
Owner: Nancy E. Heffron, Living Trust
Architect: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside, and Sloped Lot Findings are required. Project was last reviewed on December 10, 2018.)

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 836 DE LA GUERRA TERR****RS-15 Zone**

Assessor's Parcel Number: 031-071-014
Application Number: MST2019-00061
Owner: Cohen Family Trust
Architect: Ted Meeder

(Proposal for exterior site work in the rear yard of an existing single-residential unit with a permitted accessory dwelling unit in the Hillside Design District. The project includes a new 5.5-foot tall retaining wall in the rear yard, new planters and stone retaining walls of up to three feet tall, a new 700 square foot flagstone patio, and 80 cubic yards of grading, of which 40 was previously completed without permits.)

(Project Design Approval and Final Approval are requested. Neighborhood Compatibility, Hillside Design, and Sloped Lot Findings are required. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval.)