



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 11, 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
Mary Ternovskaya, 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 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. 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, March 7, 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

CONSENT (AFTER FINAL)

A. 41 EL CIELITO RD
Assessor's Parcel Number: 019-360-006
Zone: RS-1A
Application Number: PLN2017-00035
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.

CONSENT (AFTER FINAL)**B. 1701 LA VISTA DEL OCEANO DR**

Assessor's Parcel Number: 035-480-058
Zone: RS-15
Application Number: PLN2005-00017
Owner: Jaqueline M. Page Trust
Applicant: Vanguard Planning
Architect: Zehren and Associates
Landscape Architect: Arcadia Studio

(The approved project is a proposal for a 4,576 square foot single-family residence at 1701 La Vista Del Oceano (Lot 1) with a 596 square foot attached three-car garage on 22,500 square foot lot in the Hillside Design District. Staff Hearing Officer review of a Zoning Modification is also requested to allow the unpermitted trash enclosure to encroach into the required 30-foot front yard setback.)

Review After Final to permit an unpermitted trash enclosure, and for new wood doors and stucco walls to match the entry gate and walls on the property. No final appealable decision will be made at this hearing. Staff Hearing Officer review of a Zoning Modification is also requested to allow the unpermitted trash enclosure to encroach into the required 30-foot front yard set-back. Project was last reviewed on January 22, 2018.

CONSENT (AFTER FINAL)**C. 626 ALSTON RD**

Assessor's Parcel Number: 015-171-020
Zone: RS-25
Application Number: PLN2017-00584
Owner: Wilson Family Trust 3/3/16
Architect: Dylan Henderson

(Approved project was a proposal to construct a 3,974 square foot, two-story single-family residence with a 689 square foot detached two-car garage on a 48,143 square foot lot. The project also includes a new 15' x 40' pool, a 7' x 7' spa, 1,204 square feet of patio and deck space, a trellis, outdoor grill, site work, and landscaping. Grading is estimated to be 303 cubic yards of cut and fill outside the building footprint with 70 yards of imported fill. The proposed total of 4,663 square feet on a 48,143 square foot lot located in the Hillside Design District is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to change previously approved cement fiber board siding to a smooth off-white stucco exterior finish. Project was last reviewed on March 7, 2018.

CONSENT (AFTER FINAL)**D. 1912 MISSION RIDGE RD**

Assessor's Parcel Number: 019-083-021
Zone: RS-1A
Application Number: PLN2014-00585
Owner: Craig Morrison
Applicant: Jeff Shelton

(Approved project was a proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,120 square foot one-story, single-family residence with an attached 579 square foot garage. The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and new driveway and pedestrian gates. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio. This project will address violations identified in Zoning Information Report No. ZIR2014-00157.)

Approval of Review After Final is requested to modify exterior light fixtures; fill in two windows on the east and west elevations; fill in hot water heater door on the north elevation; remove existing CMU wall at the patio; change garage door colors. Project was last reviewed on June 15, 2015.

CONSENT (AFTER FINAL)**E. 520 STANLEY DR**

Assessor's Parcel Number: 051-191-019
Zone: RS-7.5/USS
Application Number: PLN2017-00324
Owner: Bayquen, Alma 2014 Revocable Trust
Designer: Louis Robinson

(Approved project was a proposal to construct a new 515 square foot second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. Other site improvements include a new trash enclosure; new tank-less water heater and solar panels are proposed under a separate permit. The proposed total of 2,470 square feet of development on a 6,440 square foot lot is 88% of the maximum allowable floor-to-lot-area ratio (FAR).)

Approval of Review After Final is requested to revise the previously approved trash enclosure. Project was last reviewed on December 4, 2017.

CONSENT (NEW - PROJ DES & FINAL)**F. 437 WYOLA RD**

Assessor's Parcel Number: 051-193-004
Zone: RS-7.5/USS
Application Number: PLN2019-00036
Owner: Jkk Revocable Trust 8/26/16

(Request for a Minor Zoning Exception to allow a bamboo hedge along the interior lot lines to exceed the maximum allowed height of 8 feet. The proposed height is a maximum of 14 feet.)

Project Design Approval and Final Approval are requested. Project requires Minor Zoning Exception Findings to allow the hedge to exceed the maximum allowed height of 8'-0".

CONSENT (FINAL)**G. 2444 SANTA BARBARA ST**

Assessor's Parcel Number: 025-042-003
Zone: RS-15
Application Number: PLN2018-00410
Owner: West Bluff Capital, Inc.
Applicant: Ken Dickson, 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 requires substantial conformance to Project Design Approval plans dated October 15, 2018. Project was last reviewed on March 4, 2019.

CONSENT (PROJ DES & FINAL)**H. 449 NORTHRIDGE RD**

Assessor's Parcel Number: 055-131-001
Zone: RS-1A
Application Number: PLN2019-00038
Owner: Joseph R. Incandela Jr.
Applicant: John S. 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.

CONSENT (FINAL)

I. 1117 HARBOR HILLS DR

Assessor's Parcel Number: 035-314-019
Zone: RS-15
Application Number: PLN2019-00050
Owner: Akila Krish
Architect: Jill Horton

(Proposal for exterior alterations to an existing one-story, single-residential unit in the Hillside Design District. The project proposes alterations to a hipped roof at the rear with a new gable end, new roof shingles throughout, the replacement and retrofit of doors and windows, replacement of board and batten siding, a 79 square foot addition to the rear elevated patio with new cable railing, and a new air conditioning unit.)

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