



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 3, 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) 564-5541 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, May 30, 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."

FINAL APPROVAL

A. 828 SUMMIT RD
Assessor's Parcel Number: 015-172-023
Zone: RS-25
Application Number: PLN2018-00014
Owner: Robert Rumsey
Applicant: Brian Miller

(Proposal to construct a new 3,206 square foot, one-story single residential unit with a 726 square foot, attached, two-car garage on a currently vacant lot. Other site improvements include a new swimming pool, terraces, and landscaping. Approximately 10 cubic yards of grading will occur on site. The proposed total of 3,418 square feet of development on a 40,510 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program requirements. Project was last reviewed on May 28, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1547 SHORELINE DR**

Assessor's Parcel Number: 045-173-041
Zone: E-3/SD-3
Application Number: PLN2019-00196
Owner: DC Duncan Family Trust
Applicant: Tom Ochsner, Architect

(Proposal for improvements to an existing two-story single-unit residence located in the appealable jurisdiction of the coastal zone. Project includes a new landing and spiral staircase off the south elevation, a new balcony and canopy at the west elevation, and window and door improvements throughout the site. No ground disturbance is proposed. No additional square footage proposed.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation Ordinance, Hillside Design, and Sloped Lot findings.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2030 OAK AVE**

Assessor's Parcel Number: 043-091-006
Zone: R-M
Application Number: PLN2019-00206
Owner: Jeffrey and Christine Forshey
Applicant: Michael Ober

(Proposal to construct a new wall around the perimeter of a 5,541 square foot lot with an existing 518 single-unit residence and a detached 547 square foot two-car garage. The wall is proposed to range in height from 3'-6" to 8'-0" for a total of 305 linear feet.)

Project Design and Final Approval is requested. Project requires approval of a Minor Zoning Exception to allow the height of the wall to exceed 42 inches within 10 feet of the front lot line. Neighborhood Preservation Findings required. Project was last reviewed on May 20, 2019.

FINAL APPROVAL**D. 1025 E COTA ST**

Assessor's Parcel Number: 031-185-014
Zone: R-2
Application Number: PLN2017-00841
Owner: Riad Bahhur
Applicant: David L. Burke

(Proposal to construct a new 1,236 square foot, two-story, single-unit residence with a 448 square foot, attached, two-car garage on a vacant lot. A 600 square foot, attached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other site improvements include new landscaping and 281 square feet of patio areas. Approximately 143 cubic yards of import/export will occur on site. The proposed total of 1,684 square feet of development on a 5,000 square foot lot is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

Final Approval is requested. Project was last reviewed on May 29, 2018.

REVIEW AFTER FINAL APPROVAL**E. 762 WESTMONT RD**

Assessor's Parcel Number: 013-103-001
Zone: RS-6
Application Number: PLN2014-00110
Owner: Timothy R. Sulger
Applicant: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. No grading is proposed.)

Approval of Review After Final is requested to substitute glass sound railing for the previously approved cable railing system. Project was last reviewed on October 23, 2017.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 1130 LAS OLAS AVE**

Assessor's Parcel Number: 045-061-017
Zone: E-3/SD-3
Application Number: PLN2019-00045
Owner: Susan Ellen Monaghan Trust
Applicant: Kevin Cappon

(Proposal for an as-built 6'-8" wooden gate located on a lot with an existing 1,569 square-foot, two-story, single-unit residence with a detached 350 square foot two-car garage. The gate is located within ten feet of the front lot line.)

Project Design and Final Approval is requested. Project requires an Administrative Zoning Exception to allow the gate to exceed the maximum allowable height of 3'-6" within ten feet of the front lot line. Project requires Neighborhood Preservation Ordinance Findings.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**G. 1322 CRESTLINE DR**

Assessor's Parcel Number: 049-251-004
Zone: RS-15
Application Number: PLN2019-00242
Owner: Jeremy D. Dukesherer
Applicant: Gretchen Zee

(Proposal to permit an as-built 418 square foot detached trex deck and a 130 square foot shower area of an existing 2,392 square foot, two-story, single-unit residence with a 438 square foot detached two-car garage. Project will address violations in Zoning Information Report ZIR2018-00216. The existing total 2,830 square feet of development on a 12,197 square foot lot in the Hillside Design District is 71% of the maximum allowable floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required.