



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 1, 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, June 27, 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. 411 E PADRE ST
Assessor's Parcel Number: 025-263-022
Zone: RS-15
Application Number: PLN2019-00207
Owner: Thomas R. and Susan T. Richards Trust
Applicant: Glen Deisler

(Proposed project is 325 square feet of first floor additions to an existing 2,399 square foot two-story single-unit residence in the Mission Area Special Design District. Project includes a 32 square foot remodel, minor landscape and hardscape alterations, new garage door, new entry door, and removal of one non-native tree. The proposed total of 2,724 square feet of development, on a 6,098 square foot lot is 100% of the maximum required floor-to-lot area ratio (FAR).)

Final Approval is requested. Project was last reviewed on June 10, 2019.

FINAL APPROVAL**B. 1333 SANTA TERESITA DR**

Assessor's Parcel Number: 055-141-049
Zone: RS-1A
Application Number: PLN2019-00062
Owner: Michael D. and Julie A. Miller Revocable Trust
Applicant: Wallace And Wyble

(Proposal for a covered patio structure with a built-in fireplace and outdoor barbeque at the rear yard of an existing single-residential unit in the Hillside Design District. The project also includes other exterior site work comprising new patios, steps, site walls, paving, an outdoor fire pit, pet fencing, a new water feature, and balcony overhang on the dwelling.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1410 CLEARVIEW RD**

Assessor's Parcel Number: 041-102-037
Zone: RS-6
Application Number: PLN2019-00154
Owner: Joel Stevenson
Applicant: Thomas Moore, Architect

(Proposal for revisions to an existing two-story 1,410 square foot single unit residence. Project includes interior remodel, revisions to existing windows on the south elevation, and a new automatic sliding driveway gate.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 1276 N ONTARE RD**

Assessor's Parcel Number: 055-143-008
Zone: RS-15
Application Number: PLN2019-00251
Owner: Andrew Gutman and Leslie Murdock
Applicant: Paul Zink

(Proposal to construct a 700 square foot addition to an existing one-story, 2,399 square foot single-unit residence with an attached 420 square foot two-car garage. Project also includes a 95 square foot interior remodel, 278 square feet of alterations to the existing roof, a new 100 square foot trellis, and new A/C unit. The proposed total of 3,519 square feet of development on a 21,482 square foot lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot-area ratio.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

E. 333 ALAMEDA PADRE SERRA
Assessor's Parcel Number: 031-392-007
Zone: R-2
Application Number: PLN2019-00213
Owner: Ingo Koch
Applicant: Jim Davis

(Proposal to permit two-uncovered parking spaces and a motorized chain link driveway gate on a lot with an existing one-story 1,771 single-unit residence. Project includes demolition of a portion of the existing asphalt driveway. The existing total of 2,079 square feet of development on a 10,990 square foot lot is 54% of the guideline maximum floor-to-lot area ratio (FAR). Conversion of the single-car garage to an Accessory Dwelling Unit to be completed under a separate permit.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

F. 2215 CHAPALA ST
Assessor's Parcel Number: 025-183-007
Zone: RS-7.5
Application Number: PLN2019-00260
Owner: Minnich S. Glen and Laurie Lee Jones Trustees
Applicant: Rex Ruskauff

(Proposal to re-frame the garage roof on an existing 567 square foot two-car garage with 175 square feet of attached storage space and replace with a two piece Mission tile and red mineral cap roofing. Lot includes an existing 1,391 square foot single-unit residence.)

Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design and Sloped Lot findings are required. Project is requesting a Minor Zoning Exception to allow an increase in the roof height and a modification to the roof pitch within the required front setback.