



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 29, 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, July 25, 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."

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 365 EL CIELITO RD
Assessor's Parcel Number: 021-082-005
Zone: RS-1A
Application Number: PLN2019-00322
Owner: Wailea Inn, LLC
Applicant: Xorin Balbes

(Proposal for an as-built metal and CMU wall, 7'-0" in height, with 3'-0" wide access gates on a lot with an existing single-unit residence in the Hillside Design District. Proposed fence will run approximately 300 feet in length and will enclose the pool area. Project is requesting a Minor Zoning Exception to allow the fence height to exceed 3'-6" height within 10'-0" of the front lot line. Alterations to the existing single residential unit were reviewed under a separate application.)

PLEASE NOTE: Item A postponed to August 19, 2019. Project will be re-noticed under PLN2018-00432.

FINAL APPROVAL**B. 2082 LAS CANOAS RD**

Assessor's Parcel Number: 021-030-037
Zone: RS-1A
Application Number: PLN2018-00485
Owner: Horizon Capital Partners
Applicant: Larry Borello

(Proposal to construct a new 4,737 square foot two-story single residential unit with an attached 997 square foot three-car garage, and 43 square feet of storage space on a vacant lot. Other site improvements include a new pool, landscape and hardscape alterations, balconies and covered patio areas. Grading for the property was approved under a separate permit. The proposed total of 5,777 square feet of development on a 3 acre lot located in the Hillside Design District is 95% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

Final Approval is requested. Project requires substantial conformance with the plans granted Project Design Approval on May 28, 2019. Project was last reviewed on May 28, 2019.

FINAL APPROVAL**C. 1114 BEL AIR DR**

Assessor's Parcel Number: 043-270-010
Zone: RS-6
Application Number: PLN2018-00400
Owner: David Zisman
Applicant: Jerry Rocci

(This is a revised project description. Proposal for repair of, and 112 square foot addition to, an existing 1,113 square foot raised deck with new cable railings at the rear of an existing single residential unit in the Hillside Design District. The project includes a new 8-foot tall hedge along most of the property perimeter. The revised project omits a previously proposed 565 square foot lower deck addition with Jacuzzi, glass railings, outdoor kitchen with integrated planters, fountain in the front, and driveway gate.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on February 4, 2019. Project was last reviewed on February 4, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 246 NORTHRIDGE RD**

Assessor's Parcel Number: 055-132-012
Zone: RS-1A
Application Number: PLN2019-00185
Owner: James and Summer Oleson 2008 Family Trust
Applicant: Kurt Magness

(Proposal for 51 square foot addition to an existing one-story, 1,934 square foot, single-unit residence with a 482 square foot two-car garage, and 108 square foot detached accessory structure. Project also includes an interior remodel, new plaster siding, new skylight, and new window. The proposed total of 2,575 square feet of development on a 52,272 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on July 22, 2019.