



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 26, 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, August 22, 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

A. 1730 CALLE PONIENTE
Assessor's Parcel Number: 041-040-063
Zone: RS-6
Application Number: PLN2019-00359
Owner: Kisha Trust
Lauren Temkin, Trustee
Applicant: Lawrence Thompson

(Proposal for a 422 square foot first floor addition to an existing 1,926 square foot, two-story, single-unit residence. Project includes new driveway paving, new decking, and new and replaced retaining walls. The proposed total of 2,797 square feet of development on a 13,549 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project requires Tier 3 Storm Water Management Program compliance prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL**B. 917 ALPHONSE ST**

Assessor's Parcel Number: 031-182-013
Zone: R-2
Application Number: PLN2018-00665
Applicant: John M. Cohan, Owner

(Proposal for two new uncovered parking spaces and new driveway area in the rear yard of an existing 721 square foot single unit residence with a guideline floor-to-lot area ratio (FAR) of 30% and as allowed under SBMC 30.175.030.N.1.a. The new parking spaces will replace the covered parking previously provided by a one-car garage that was demolished without permits and includes 200 square feet of storage space. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on January 28, 2019.

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

Assessor's Parcel Number: 045-173-041
Zone: E-3/SD-3
Application Number: PLN2019-00237
Owner: Peter J. Levine
Applicant: Natalie Ochsner

(Proposal for a new 490 square foot uncovered deck to replace an existing 35 square foot deck. Project is located on a lot with an existing 4,996 square foot single-unit residence in the Appealable Jurisdiction of the Coastal Zone.)

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

NEW ITEM: PROJECT DESIGN AND FINAL APPROVAL

D. 319 E CALLE LAURELES

Assessor's Parcel Number: 053-083-003
Zone: RS-7.5/USS
Application Number: PLN2019-00367
Owner: States Family 2010 Revocable Trust
Eric A. & Julie B. States, Trustees
Applicant: Thomas McMahon

(Proposal for two uncovered parking spaces located in the front yard of a proposed Accessory Dwelling Unit (ADU). The ADU is proposed under a separate building permit BLD2018-00722. Project includes a six foot high wall with shiplap siding and an 18'-4" wide remotely actuated sliding driveway gate.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation Ordinance findings.