



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA SEPTEMBER 30, 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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

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, September 26, 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. 3091 CALLE ROSALES
Assessor's Parcel Number: 053-341-004
Zone: RS-7.5/USS
Application Number: PLN2019-00429
Owner: Michael A. Giuffrida Trust
Michael Giuffrida, Trustee
Applicant: Michael Giuffrida

(Proposal to convert an existing 299 square foot garage to an Accessory Dwelling Unit (ADU). Project is located on a lot with an existing 1,090 square foot, single-unit residence and includes increasing the roof height from 10'-4" to 11'-1".)

Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow an as-built nine inch increase in roof height within the interior setback. Project requires Neighborhood Preservation findings.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 3310 LOS PINOS DR**

Assessor's Parcel Number: 053-243-008
Zone: RS-10/SRP/USS
Application Number: PLN2019-00438
Owner: Christian Gilles
Applicant: Tom Henson

(Proposal for an interior remodel to an existing 3,233 square foot, two-story, single-unit residence. Project includes replacing exterior doors and windows on the second floor, new landscape walls with wrought iron gates, and removal of the unpermitted laundry room. Project will address violations in Zoning Information Report ZIR2016-00237 by removing the driveway gate and reducing the height of the entry gates to 3'-6". The existing total of 3,233 square feet of development on a 14,029 square foot lot is 77% of the guideline maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 11 VIA ALICIA**

Assessor's Parcel Number: 015-311-003
Zone: RS-15
Application Number: PLN2019-00464
Owner: Peter M. Trent Living Trust
Peter Trent, Trustee
Applicant: Hyun Bae Cho

Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing, three-story, 4,220 square foot, single-family residence, including an attached two-car garage, storage area, and a wine cellar. Alterations include converting 257 square feet of existing storage area to habitable addition, removal of 14 square feet of storage, and the demolition and replacement of existing decks. Project also includes replacement and addition of doors and windows, revisions to partition walls, a new roof, and a new pool deck and pool equipment. Approximately 30 cubic yards of cut and 87 cubic yards of fill are proposed. The proposal results in a development total of 4,206 square feet and is 96% of the guideline maximum floor-to-lot area ratio (FAR).

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 1420 MANITOU RD
Assessor's Parcel Number: 049-222-004
Zone: RS-15
Application Number: PLN2019-00470
Owner: Sarah Stretz
Applicant: Greg Stretz

(Proposal to permit two new queen palm trees on a site with previously approved landscape plans. Project is located on a lot with an existing single-unit residence. Project will address violation in enforcement case ENF2019-00759.)

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

REVIEW AFTER FINAL APPROVAL

E. 817 MARILLA AVE
Assessor's Parcel Number: 035-060-005
Zone: R-M
Application Number: PLN2017-00033
Owner: Ian C. Plant
Applicant: Dylan Henderson

(Approved project is a proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

Review After Final revision is requested to remove the previously approved trellis detail along the front of the existing structure. Project was last reviewed on November 27, 2017.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

F. 844 FERRELO PL
Assessor's Parcel Number: 029-330-012
Zone: RS-15
Application Number: PLN2019-00439
Owner: Kamal Khouri
Applicant: Ken Dickson

(Proposal for an interior remodel to an existing single-unit residence in the Hillside Design District. Project includes exterior alterations including door and window changes, removal of an as-built patio cover, and permitting an as-built A/C unit. Project will address violations in Zoning Information Report ZIR2018-00126.)

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