



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 28, 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, October 24, 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."

REVIEW AFTER FINAL APPROVAL

A. 1306 DOVER HILL RD
Assessor's Parcel Number: 019-103-014
Zone: RS-15
Application Number: PLN2014-00350
Owner: Erik T. Nickel
Applicant: Amy Von Protz

(Approved project is a proposal to convert an existing 367 square foot detached two-car garage to habitable accessory space, and construct a new 299 square foot attached one-car garage and 200 square foot one-car carport. The project includes a 127 sq. ft. first level addition, a 343 lower level addition, and a 92 square foot lower level non-habitable addition to the existing 1,973 square foot multi-story single-family residence. The proposed total of 3843 square feet, located on an 18,740 square foot lot in the Hillside Design District, is 87% of the guideline floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for requested zoning modifications.)

Approval of Review After Final is requested for landscape revisions. Project was last reviewed on August 29, 2016.

FINAL APPROVAL**B. 122 LOS ALAMOS**

Assessor's Parcel Number: 045-195-025
Zone: E-3/SD-3
Application Number: PLN2019-00069
Owner: Marjorie M. Saunders
Applicant: Paul Sicat

(Proposal for an 854 square foot, second floor addition, and alterations to an existing 1,901 square foot, one-story, single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. Project will address violations in Zoning Information Report ZIR2010-00563. The proposed total of 3,140 square feet on an 8,368 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 96% of the maximum allowed floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 3, 2019. Project was last reviewed on September 3, 2019.

REVIEW AFTER FINAL APPROVAL**C. 1534 LA CORONILLA DR**

Assessor's Parcel Number: 035-301-008
Zone: RS-15
Application Number: PLN2018-00112
Owner: Elk Trust
Layla and Essam Khashoggi, Trustees
Applicant: Pacific Architects

(Approved project is a proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested for a revised demolition plan. Revisions include demolition and reconstruction of walls to match existing. Project was last reviewed on November 26, 2018.

REVIEW AFTER 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).)

Approval of Review After Final is requested to omit previously approved exterior steps and relocate Air Conditioning units to the roof. Project was last reviewed on June 3, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

E. 139 LOMA MEDIA RD
Assessor's Parcel Number: 019-261-014
Zone: RS-15
Application Number: PLN2019-00513
Owner: Arlene Montesano
Applicant: Jesiy Brown

(Proposal to install a new 3'-6" high black chain link fence in the front yard on a lot with an existing 2,453 square foot single-unit residence with an attached 495 square foot garage. Proposal also includes vegetation screening for the new fence.)

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

FINAL APPROVAL**F. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2017-00217
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density. Proposed lot 3 includes alterations to the existing Structure of Merit to include the demolition of all "as-built" non-permitted additions to return to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal will result in a 975 square foot residence, and a 400 square foot garage. Other site alterations include the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,000 cubic yards of cut and 540 cubic yards of fill), removal of five (5) existing Oak trees, proposal for 22 replacement Oak trees, and approximately 8,500 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E Cota Street. The existing driveway to Diana Road will remain as a secondary access. The proposal includes development of one new primary dwelling unit on three of the four proposed lots, ranging in size from 2,161 to 2,694 square feet, including an attached two-car garage. The application will address violations identified in ENF2017-00868.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

FINAL APPROVAL**G. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00258
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal for construction of a new 2,400 square foot two-story single-unit residence, including an attached two-car garage, located on a proposed 15,505 square foot lot. This is proposed Lot 1 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

FINAL APPROVAL**H. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00259
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal to construct a new 2,703 square foot single residence, including an attached two-car garage, located on a proposed 9,125 square foot lot. This is proposed Lot 2 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

FINAL APPROVAL**I. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00276
Owner: BLH Properties LLC
Applicant: Shaun Lynch
Contractor: Vernon Construction

(Proposal to construct a new 2,146 square foot single residence, including an attached two-car garage, located on a proposed 9,004 square foot lot. This is proposed Lot 4 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on July 30, 2019. Project was last reviewed on July 30, 2019.

REVIEW AFTER FINAL APPROVAL

J. 1031 MISSION RIDGE RD
Assessor's Parcel Number: 019-031-007
Zone: RS-1A
Application Number: PLN2018-00456
Owner: Jenkins Family Revocable Trust
Creties and Betty Jenkins, Trustees
Applicant: Millar and Associates Design
Architect: Barefoot Design
Engineer: Michael Gerenser

(Approved project is a proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

Approval of Review After Final is requested for exterior revisions to previously approved plans. Project was last reviewed on January 28, 2019.