



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 4, 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 31, 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. 2820 CLINTON TERRACE

Assessor's Parcel Number: 051-274-014
Zone: RS-7.5/USS
Application Number: PLN2019-00335
Owner: James and Britt-Marie Eyen Living Trust
James and Britt-Marie Eyen, Trustees
Applicant: Tom Ochsner

(Proposal for a 234 square foot remodel to an existing, 1,642 square foot, single-unit residence with a 348 square foot, attached two-car garage. Proposal includes relocating interior stairs, new exterior windows, demolishing existing trellis, and constructing a new deck and exterior staircase. Project also includes a new covered porch and trellis above garage. The existing total of 1,990 square feet of development on an 8,712 square foot lot is 59% 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 October 14, 2019. Project was last reviewed on October 14, 2019.

REVIEW AFTER FINAL APPROVAL**B. 1646 FRANCESCHI RD**

Assessor's Parcel Number: 019-102-002
Zone: RS-1A
Application Number: PLN2017-00198
Owner: Steven Worzman Living Trust
Steve Worzman, Trustee
Applicant: Bryan Murphy and Associates Architects

(Approved project is a proposal to construct a new 300 square foot one-story addition with a new solar array and change in roof style on an existing 380 square foot two-car garage. Other site improvements include a new 240 square foot shade structure over an existing 240 square foot ground level deck, new door and window replacements, relocation of the existing trash area and permitting one pair of 6-foot tall "as-built" wrought iron driveway gates. The proposed total of 3,731 square feet on a 46,284 square foot lot located in the Hillside Design District is 75% of the Guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations identified in Zoning Information Report ZIR2014-00204.)

Approval of Review After Final is requested to approve revisions to the garage and deck additions. Project was last reviewed on May 1, 2017.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1338 DE LA GUERRA RD**

Assessor's Parcel Number: 031-142-008
Zone: RS-10
Application Number: PLN2019-00483
Owner: Kayren Major Living Trust
Deborah Talmage, Trustee
Applicant: Dennis Thompson

(Proposal for an interior remodel and exterior revisions to an existing 2,254 square foot existing single-unit residence with an attached 362 square foot two-car garage. Project includes new doors and windows and a new deck at the lower level.)

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