



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 11, 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 Friday, November 7, 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."

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 871 DEERPATH
Assessor's Parcel Number: 015-100-022
Zone: RS-25
Application Number: PLN2019-00469
Owner: David Campos
Applicant: William Fedderson

(Proposal for exterior alterations to an existing 2,783 square foot single-unit residence in the Hillside Design District. Project includes permitting an as-built attached pergola area, extension of a roof eave on the second story above the garage and storage area, and a new A/C unit at the northwest corner of the residence. Proposal also includes removing and replacing damaged wood at pergola, posts, beams, balusters, handrails, and ledgers.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on October 7, 2019.

REVIEW AFTER FINAL APPROVAL**B. 385 LOMA MEDIA RD**

Assessor's Parcel Number: 019-261-024
Zone: RS-15
Application Number: PLN2018-00510
Owner: David Kleidermacher
Applicant: Brian Launder
Architect: Dawn Sherry

(Approved project is a proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door, and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project addresses a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to revise previously approved wrought iron railings with new stainless steel cable guardrails at the rear decks, to add two new windows on the east elevation, and revisions to previously approved trellis structure. Project was last reviewed on January 22, 2019.

FINAL APPROVAL**C. 84 LA VISTA GRANDE**

Assessor's Parcel Number: 015-083-012
Zone: RS-15
Application Number: PLN2019-00096
Owner: Noel Living Trust
Bob and Leila Noel, Trustees
Applicant: Windsor Design

(Proposal for 746 square feet of additions to an existing, one-story, 2,745 square foot, single-unit residence with a 368 square foot attached carport, 143 square foot attached storage area, and 232 square foot basement. The project is proposing to convert the existing carport and storage area to a 422 square foot attached, two-car garage. Project includes landscape and hardscape improvements, new wood trellis, and new sheathing on roof. The proposed total of 4,145 square feet of development on a 14,375 square foot lot in the Hillside Design District is 97% of the guideline maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on August 19, 2019. Project was last reviewed on August 19, 2019.