



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, JANUARY 21, 2020

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, January 16, 2020, 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. 311 W VALERIO ST
Assessor's Parcel Number: 027-162-006
Zone: R-MH
Application Number: PLN2020-00008
Owner: Elizabeth Living Trust
David Alan Hodges and Laurel Lyle, Trustees
Applicant: Scott Branch

(Proposal to locate heat pump along east elevation of proposed Accessory Dwelling Unit (ADU). Project is located on a 6,755 square foot lot with an existing 1,690 square foot two-story single-unit residence. Project is requesting design review to allow a reduction in the setback requirement for free-standing equipment from 5'-0" to 4'-9".)

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

FINAL APPROVAL**B. 237 LAS ALTURAS RD**

Assessor's Parcel Number: 019-331-005
Zone: RS-15
Application Number: PLN2018-00534
Owner: Claudia W. And James P. Glass
Applicant: DMHA

(The parcel is currently developed with a 2,530 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 295 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,796 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 75% of the required maximum allowed FAR. This project will address violations in Zoning Information Report ZIR2012-00591.)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on November 25, 2019. Project was last reviewed on November 25, 2019.

REVIEW AFTER FINAL APPROVAL**C. 917 ALPHONSE ST**

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

(Approved project is a 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 include 200 square feet of storage space. This project will address a violation in Enforcement Case ENF2010-00507 and Zoning Information Report ZIR2018-00455. Project is requesting approval of as-built deck and revisions to windows and doors.)

Approval of Review After Final is requested to permit as-built deck in rear yard, and revisions to windows and doors. Project was last reviewed on August 26, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 1723 CALLE CERRO**

Assessor's Parcel Number: 041-040-047
Zone: RS-6
Application Number: PLN2019-00452
Owner: Murphy O'Brien Trust
David O' Brien and Joanne Murphy, Trustees
Applicant: Heide Norman

(Proposal for an interior remodel to an existing two-story 1,709 square foot single-unit residence with an attached 367 square foot one-car garage. Project includes replacement of a window on the east and south side, improvements to the front entry door, replacement of shingle roof at entry with a low sloped roof, and removal of trellis at entrance. The existing 2,076 square foot residence on a 6,621 square foot lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on January 13, 2020.