



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA FEBRUARY 24, 2020

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

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, February 20, 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 LINKED DIGITAL PLANS

The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

FINAL APPROVAL

- A. [837 ARBOLADO RD](#)**
- | | |
|---------------------------|--------------------------------------------------|
| Assessor's Parcel Number: | 019-113-037 |
| Zone: | RS-1A |
| Application Number: | PLN2018-00662 |
| Owner: | Peggy Palmer Wiley Trust
Peggy Wiley, Trustee |
| Applicant: | Brian Miller |

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three-level, single-unit residence with an attached 441 square foot two-car garage. The project includes a new outdoor gas fireplace and barbeque counter, and permitting as-built interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR)).

Final Approval is requested. The project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. Plans require substantial conformance with plans granted Project Design Approval on February 4, 2019. Project was last reviewed on February 4, 2019.

FINAL APPROVAL**B. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003
Zone: E-3/SD-3
Application Number: PLN2019-00422
Owner: Kato Family Trust
Danny and Myla Kato, Trustees
Applicant: Jim Davis

(Proposal for a new 611 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to an Accessory Dwelling Unit (ADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,283 square feet of development, of which the ADU is excluded from the calculation, on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

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.

FINAL APPROVAL**C. 1567 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 027-151-006
Zone: RS-15
Application Number: PLN2019-00191
Owner: Edward St. George
Applicant: Jerry Wilhelm

(Proposal for a 66 square foot addition to an existing 2,790 square foot two-story single-unit residence. Project includes a remodel to the second story and additional as-built site improvements. A Minor Zoning Exception is requested to allow the fence to exceed the maximum allowed height of 3'-6" within the first ten feet of the front lot line. The project will address violations in Zoning Information Report ZIR2015-0009. The proposed total of 3,249 square feet on a 17,779 square foot lot in the Hillside Design District is 74% of the maximum guideline floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on January 6, 2020. Project was last reviewed on January 6, 2020.

REVIEW AFTER FINAL APPROVAL

- D.** **812 DE LA GUERRA TERR**
Assessor's Parcel Number: 031-071-018
Zone: RS-15
Application Number: PLN2018-00610
Owner: SBLK, LLC
Applicant: Landworth Debolske Architecture

(Approved project is a proposal for 50 square feet of additions to an existing 1,538 square foot single-unit residence in the Hillside Design District. The proposal includes a new doors and windows and a new deck in the remaining front yard. Revisions include alterations to driveway and carport.)

Approval of Review After Final is requested for revisions to driveway and carport configuration. Project was last reviewed on December 3, 2018.