



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, July 27, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing 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 Calendar 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 Calendar reviewing member of the SFDB may refer items to the Full Board for review.

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, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the SFDB).

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 § 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. 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 located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). 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.

**NOTICE:** On Thursday, July 23, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **PROJECT DESIGN AND FINAL REVIEW**

### **A. 1609 LA VISTA DEL OCEANO DR**

**E-1 Zone**

Assessor's Parcel Number: 035-180-003  
 Application Number: MST2015-00164  
 Owner: Jayne Brechwald and Gary Elkins Living Trust  
 Applicant: Joseph Moticha  
 Engineer: Gary Frolinko

(Proposal for a new 276 square foot living room on the second floor of an existing 2,103 square foot, three-level, single-family residence with an attached 574 square foot, two-car garage. An existing 2'-4" decorative dome on the third floor will be removed and replaced with a 5'-8" inch dome. Also proposed are the addition of a 63 square foot elevator entry room, elevator shaft, and minor patio alterations. The total proposed total of 2,995 square feet on a 16,161 square foot lot in the Hillside Design District is approximately 69% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested.)**

**FINAL REVIEW****B. 240 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-025  
 Application Number: MST2014-00548  
 Owner: Clay Tedeschi Trust  
 Engineer: Mitch Perkins  
 Contractor: J. Fenske Construction, Inc.  
 Architect: Thompson Naylor Architects

(This is a revised project description. Proposal for 1,423 square feet of first- and second-floor additions and an interior remodel to an existing two-story, 4,845 square foot single-family residence with a detached 403 square foot two-car garage with 468 square feet of accessory space above. The proposed total of 7,139 square feet on a 2.9 acre lot in the Hillside Design District is 118% of the guideline maximum floor-to-lot area ratio (FAR). The project has been revised to omit a new 449 square foot two-car garage and will no longer require a front setback modification.)

**(Final Approval is requested.)**

**CONTINUED ITEM****C. 45 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-014  
 Application Number: MST2015-00190  
 Owner: Pan Hsiao-Li and Dru Finley  
 Applicant: Macaluso Pools, Inc.  
 Engineer: Michael Gerenser Engineering

(Proposal to construct a 510 square foot pool and spa with a 45 square foot infinity edge basin at an existing single-family residence in the Hillside Design District. The proposal includes associated pool equipment and fencing, 50 cubic yards of fill to be exported off site, permitting an "as-built" air conditioner unit, and removal of a sink in a utility closet. The project will address violations in the Zoning Information Report ZIR2014-00365.)

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****D. 1634 MIRA MESA DR****E-1 Zone**

Assessor's Parcel Number: 035-160-025  
 Application Number: MST2015-00363  
 Owner: Thomas Frank Bourbeau

(Proposal for new 1,050 square foot wooden deck at the side and rear of an existing single-family residence in the Hillside Design District.)

**(Action may be taken if sufficient information is provided.)**