



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD REVISED CONSENT AGENDA

(For Item B Only)

**Monday, September 12, 2016 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  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KATIE MAMULSKI, Planning Technician  
KATHLEEN GOO, 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. 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 consent 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 Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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 Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**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 3308 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, September 8, 2016, 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.

## **REFERRED BY FULL BOARD**

### **A. 941 MEDIO RD**

**E-1 Zone**

Assessor's Parcel Number: 029-321-016  
Application Number: MST2015-00344  
Architect: Anders Troedsson  
Owner: Robert and Grace Gulock, Revocable Trust

(This is a revised project description. Proposal to demolish 16 square feet of the existing 1,215 square foot single-family residence, 62 square foot detached shed, existing trellis and existing 331 square foot detached garage. The proposal includes changing the location of the main dwelling entry from Medio Road to Ferrelo Road, roof alterations, window and door alterations. A 1,278 square foot addition to the existing residence, a 208 square foot addition to the existing basement, and a new 419 square foot attached two-car garage is also proposed. A new CMU pool equipment enclosure, condenser units, CMU retaining walls, fencing, a trash enclosure, and swimming pool with a pool deck are proposed as well. Approximately 244 cubic yards of cut and fill grading outside of the building footprint are proposed and a historic sandstone cap and pier wall on the property will be restored. The project will address violations identified in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet of development on a 10,690 square foot lot in the Hillside Design District is 83% of the required guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow a fence and wall to exceed three and a half feet in height within 10 feet of the front lot line. Staff Hearing Officer review is requested for zoning modifications for additions and alterations to the dwelling, for the garage, swimming pool and pool equipment within required front setbacks.)

**(Review of Final Approval conditions is requested.)**

**FINAL REVIEW****B. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-006  
Application Number: MST2015-00426  
Owner: Gott Family Trust  
Designer: Don Swann

(Proposal for a new circular driveway including extending the asphalt paving to the existing driveway and new landscaping in the front yard and in the public right-of-way of an existing single-family residence in the non-appealable jurisdiction of the Coastal Zone. The project includes Staff Hearing Officer review for one uncovered parking space within the required front setback.)

**(Project Design Approval and Final Approval are requested; Project was last reviewed September 21, 2015; Modification to allow parking and loading in the front setback was approved by City Council on July 26, 2016.)**

**CONTINUED ITEM****C. 38 SANTA YNEZ ST****R-2 Zone**

Assessor's Parcel Number: 015-241-002  
Application Number: MST2016-00300  
Owner: Ikhlas Akraa  
Applicant: Ghazwan Akraa

(Proposal for a remodel to an existing two-story single family residence. Project includes new garage doors and replacement and enlargement of windows on second floor. Also proposed is a new concrete walkway, installation of a metal guardrail extension along existing deck wood guardrail, hedge trimming in the front yard and a stair relocation. A Modification was approved on April 24, 1985 to allow an encroachment into the front setback and a reduction in the required open yard area.)

**(Action may be taken if sufficient information is provided; Project was last reviewed August 22, 2016.)**

**REVIEW AFTER FINAL****D. 310 ARGONNE CIRCLE****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-273-001  
Application Number: MST2016-00308  
Owner: Geoff Richardson  
Architect: Tom Henson

(Proposal for a 13 square foot first-floor addition and a 55 square foot second-floor bathroom addition to an existing 2,080 square foot, two-story single family residence with an attached 425 square foot two-car garage. Also proposed is an interior remodel of 513 square feet, relocation of the front door and three new windows. The proposed total of 2,573 square feet on a 7,059 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Review After Final is requested for two new windows, a transom above the door and a new door replacing a window in the family room.)**

**NEW ITEM****E. 1208 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-014  
Application Number: MST2016-00395  
Owner: Trygve Sahar Harris, Family Trust  
Applicant: Mark Morando

(Proposal to reduce the height of the second floor master deck's east guardrail to 46-inches. The first 6 feet, 6-inches are to remain at 69½-inches in height. Also proposed is the removal of the front 6-foot, 9-inch stucco entry walls blocking the view of the front door and adding a 35-inch wrought iron gate to access the front patio. Removal of a washer and dryer is also included in the scope of work. The scope of work is located in the appealable jurisdiction of the Coastal Zone and qualifies for a No-Paperwork Exemption.)

**(Action may be taken if sufficient information is provided; Project received a Coastal No Paperwork Exemption.)**

**NEW ITEM****F. 1605 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-193-004  
Application Number: MST2016-00400  
Owner: David S. Wilson  
Owner: Dara Barker  
Agent: Diana Kelly

(Proposal for a remodel to an existing single family residence including new clay tile roof materials, windows, juliette balconies and new french doors. The proposed total of 1,882 square feet on a 10,435 square foot lot located in the Hillside Design District is 50% of the maximum allowable floor to-lot-area ratio (FAR).)

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

**NEW ITEM****G. 1554 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-011  
Application Number: MST2016-00406  
Owner: Fred J. Krupica  
Designer: Jill Horton

(Proposal for a 66 square foot addition to the second floor of an existing single family residence. Also proposed is an interior remodel of approximately 200 square feet. The proposed total of 4,239 square feet on a 14,046 square foot lot located in the Hillside Design District is 100% of the maximum allowable floor to-lot-area ratio (FAR).)

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