



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, October 31, 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

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. 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. 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. 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, October 27, 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.

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 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. 1124 HARBOR HILLS LN

E-1 Zone

Assessor's Parcel Number: 035-314-009
Application Number: MST2015-00599
Owner: Jerry D. Riggs Trust
Applicant: Eva Turenchalk
Engineer: Flowers and Associates

(This is a revised project description. Proposal for site work at an existing single-family residence. The project includes the removal of the following: 1,635 square feet of impermeable pavers, 200 square feet of concrete paving, 550 square feet of driveway paving, 14 linear feet of a CMU seat wall at the entry patio, an existing storm water drainage system, and existing landscaping. The project proposes 1,958 square feet of stone tile walkways and patios, a new 550 square foot permeable paver driveway, approximately 75 linear feet of CMU retaining wall, 55 linear feet of grade beam with CMU retaining and seat walls, new storm water drainage system, a fire pit, and new landscaping. the proposal also includes 13 linear feet of six-foot high wooden fence and gate at the easterly patio area and the removal of one dead pear tree from the front setback. the proposed total of 3,341 square feet on a 13,517 square foot lot in the Hillside Design District is 80 percent of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow the extension of the patio in the required front setback.)

(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No. 064-16, and was last reviewed July 11, 2016.)

PROJECT DESIGN REVIEW**B. 1405 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-210-001
Application Number: MST2016-00024
Owner: Don Marszalek & Diana Wold
Applicant: Ken Mineau
Architect: Chris Manson-Hing

(This is a second revised project description. Proposal for 42 square foot addition to an existing 3,964 square foot, two-level single family dwelling and a 217 square foot addition to the existing 361 square foot, two-car garage, a new 1,155 square foot partially-covered terrace to replace the existing 879 square foot uncovered terrace, alterations to the roof, new windows and doors, an interior remodel, new landscaping, and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,574 square feet on a 42,623 square foot lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception was approved for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062). Staff Hearing Officer approval has been granted for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

(Revised Project Design Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 030-16, and was last reviewed June 27, 2016.)

REVIEW AFTER FINAL**C. 1630 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-013
Application Number: MST2016-00106
Owner: Barbara Thurman
Architect: Tom Smith
Applicant: Trish Allen

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot single-family residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet, of which 50% of the partial basement garage is receiving a 50% maximum floor-to-lot area ratio (FAR) credit, on a 13,094 square foot lot is 86% of the required FAR. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 feet of the front property line. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

(Review After Final is requested for revised retaining walls and reconfigured entry path; Project must comply with Staff Hearing Officer Resolution No. 045-16, and was last reviewed September 19, 2016.)

CONTINUED ITEM**D. 1409 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-018
Application Number: MST2016-00117
Owner: The Mishpaha Group, LLC
Applicant: Trish Allen
Landscape Architect: Courtney Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42" tall wood fence, 18" tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit. This project will abate violation in Zoning Information Report ZIR2014-00299.)

(Comments Only; Project requires Planning Commission Review.)

NEW ITEM**E. 2414 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-082-007
Application Number: MST2016-00483
Owner: Hochman Family Survivors Trust
Architect: Joe Andrulaitis & Mixon

(Proposal to remove the existing pergola and concrete pad and construct a new 17' x 62' pool and 17' x 8' spa. Also proposed is a new 30' x 30' concrete athletic pad, 420 linear feet of 6' tall wood fencing, new outdoor gas fireplace, stone walls and other site improvements. Total grading on-site will consist of 350 cubic yards of cut for the new pool.)

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

NEW ITEM**F. 1710 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-090-037
Application Number: MST2016-00486
Owner: Gregory Hesterberg
Applicant: Mark Morando

(Proposal to address violations of ZIR2015-00003 and remove the kitchen elements from the detached accessory above the garage. The proposal also includes a 25 square foot addition to add a new 5' x 5' elevator, and minor associated exterior alterations including removal of existing windows at the location of the proposed elevator, and three proposed new heating and air units.)

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