



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, April 11, 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  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
LETICIA I. MIGUEL, 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 Section 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 7543, 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, April 07, 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.

## **FINAL REVIEW**

### **A. 1427 SHORELINE DR**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-003  
Application Number: MST2014-00136  
Owner: Malcolm Family Trust  
Architect: Winick Architects

(This is a revised project description. Proposal for a major façade remodel and 1,539 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car garage. The proposal includes a conversion of the existing garage into habitable space, and construction of a 440 square foot two-car carport, 82 square foot storage room, 293 square feet of patios, and 447 square feet of decks, terraces, and an exterior stair. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 3,214 square feet on a 12,012 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone is 81% of the required maximum floor-to-lot-area ratio [FAR]. This revised project includes review for a Substantial Conformance Determination to the Coastal Development Permit approved under Planning Commission Resolution 006-15.)

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 006-15.)**

**NEW ITEM****B. 1401 HILLCREST RD****A-2 Zone**

Assessor's Parcel Number: 019-112-001  
Application Number: MST2016-00135  
Owner: Sharon L. Erskine Revocable Trust  
Architect: Peter Becker Architect

(Proposal to convert an existing 327 square foot attached two-car garage to habitable space and construct a 9 square foot first-floor addition to an existing 2,666 square foot single-family residence. The proposal includes restoring an existing 116 square foot porch on the second floor, converting 37 square feet of a detached garage to a gardener's toilet and installing new windows and doors. The proposed total of 2,690 square feet on a 1.3 acre parcel in the Hillside Design District is 52% of the guideline maximum floor-to-lot area ratio. This residence is eligible for the City's List of Potential Historic Resources.)

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

**NEW ITEM****C. 342 PALISADES DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-305-012  
Application Number: MST2016-00120  
Owner: Josh Bradbury  
Designer: Mark Morando

(Proposal for two uncovered parking spaces with 160 square feet of exterior storage to address the unpermitted demolition of the detached one-car garage of an existing 893 square foot, one-story single-family residence in the non-appealable jurisdiction of the Coastal Zone. The project also includes demolition of an unpermitted shed and the reduction of the fence height at the front of the property to 42 inches. The proposal will address violations identified in enforcement case ENF2015-00629.)

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

**NEW ITEM****D. 2 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-085  
 Application Number: MST2016-00083  
 Owner: Michael Anthony Walker Revocable Trust  
 Applicant: Kurt Magness

(Proposal for a total of 33 square feet of first- and second-story additions to expand and remodel a staircase on the north elevation of an existing 2,263 square foot single-family residence. The proposal includes the removal of a 53 square foot second story deck to be replaced with a 291 square foot deck, a new 42 inch tall garden wall at the front property line, a new 5-foot tall wall with gate, and 147 linear feet of 8-foot tall wooden fencing along the rear and interior property lines. It also includes a total of 48 cubic yards of grading with four-foot maximum height retaining walls along the northern property line to create a level open yard. The proposed total of 2,822square feet of development on a 26,676 square foot lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone is 60% of the guideline maximum floor-to-lot area ratio [FAR]. Planning Commission review is required for a Coastal Development Permit.)

**(Comments only; project requires Planning Commission review for a Coastal Development Permit.)**

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

Assessor's Parcel Number: 045-185-018  
 Application Number: MST2016-00116  
 Owner: The Mishpaha Group, LLC  
 Architect: Greg Aragon  
 Agent: Trish Allen

(Proposal to repair and replace existing windows and doors and install a new stoop at an existing 3,014 square foot, two-story, single-family residence located in the Hillside Design District. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

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