



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, November 14, 2016**    **David Gebhard Public Meeting Room: 630 Garden Street**    **11:00 A.M.**

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**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)**

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#### 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, November 10, 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. 1240 W MICHELTORENA ST**

**R-1 Zone**

Assessor's Parcel Number: 041-101-010  
 Application Number: MST2014-00555  
 Owner: Katherine Hahn  
 Applicant: Gelare Macon  
 Architect: Mark Travers

(Proposal for a new three-story, 2,011 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. The ground level will be comprised of a 492 square foot two-car garage and 273 square feet of living area, the middle level will have 637 square feet, and the upper level will have 609 square feet. There will be 149 square feet of deck on the middle level. A new landscape plan is also proposed. The floor-to-lot area ratio (FAR) is 74% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback. An encroachment permit is required for construction in the public right of way.)

**(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 059-15 and was last reviewed January 5, 2016.)**

**FINAL REVIEW****B. 1211 SERRA VISTA LN****E-1 Zone**

Assessor's Parcel Number: 029-510-004  
Application Number: MST2015-00211  
Owner: Cynthia Halpin McCoy Residence Trust  
Applicant: Vanguard Planning LLC  
Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

**(Final Approval is requested; Project must comply with Planning Commission Resolution No. 004-16 and was last reviewed May 31, 2016.)**

**FINAL REVIEW****C. 566 ARROYO AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-021  
Application Number: MST2016-00233  
Owner: Hallier Living Trust  
Architect: Thompson Naylor

(Proposal for an addition of 611 square feet of first floor and second floor additions to an existing 1,586 square foot two-story residence. Also proposed is a 72 square foot net addition to two existing one-car garages and 14 square foot addition to lower floor workshop laundry room and convert 75 square feet of garage to workshop. The proposed total of 3,127 of square feet on a 7,926 lot in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested; Project was last reviewed August 8, 2016.)**

**FINAL REVIEW****D. 39 LANGLO TERRACE****E-2/SD-2 Zone**

Assessor's Parcel Number: 053-040-017  
Application Number: MST2016-00306  
Owner: James Callis  
Applicant: Don Swann

(Proposal to demolish 1,024 square feet of original first floor area and a 302 square foot covered first floor porch and construct a new 1,294 square foot first floor addition and 94 square foot workshop with 126 square foot deck above. Also proposed is the demolition of an existing 100 square foot second floor deck and installation of new doors, windows, and landscaping. This includes abatement of unpermitted trash enclosure and additional fencing on the site. The proposed total of 2,613 square feet on a 16,207 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested; Project was last reviewed September 6, 2016.)**

**FINAL REVIEW****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.)

**(Final Approval is requested; Project was last reviewed October 31, 2016.)**

**NEW ITEM****F. 1595 LA VISTA DEL OCEANO****E-3 Zone**

Assessor's Parcel Number: 035-170-029  
Application Number: MST2016-00503  
Owner: Gotthilf Weniger

(Proposal for approximately 80 linear feet of new 3'6" black chain-link fence and 180 linear feet of 5' high black chain-link fence with two entry doors. The proposed total of approximately 260 linear feet of new chain link fencing is located in the Hillside Design District.)

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

**NEW ITEM****G. 1712 ANACAPA ST****R-2 Zone**

Assessor's Parcel Number: 027-111-018  
Application Number: MST2016-00504  
Owner: Andrea Sasdi Howard  
Landscape Architect: Robert Adams

(Proposal to permit the "as-built" replacement of a 5-foot tall wood fence with a new 5-foot tall stucco wall, a total of 30 linear feet including a new wood pedestrian gate. The proposal will address the violations of ENF2016-01439.)

**(Action may be taken if sufficient information is provided; Project must comply with Planning Commission Resolution No. 040-009.)**

**NEW ITEM****H. 1515 MARQUARD TERR****R-1 Zone**

Assessor's Parcel Number: 041-032-012  
Application Number: MST2016-00507  
Owner: Barry and Nora Taugher  
Applicant: Bill Wolf

(Proposal to remove 401 square feet of existing damaged upper and lower floor deck, guard railing and stairway and replace it with a new 517 square foot reconfigured deck, frame, and stairway. Proposal also includes an interior renovation including the replacement of the interior guard rail and interior stair hand rail.)

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