



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, December 5, 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, December 1, 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 November 14, 2016.)**

**REVIEW AFTER FINAL****B. 1531 SAN MIGUEL AVE****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-131-031  
Application Number: MST2016-00062  
Owner: Peter Hirth Family Trust  
Applicant: Ken Dickson

(Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.)

**(Review After Final is requested for (2) new uncovered parking spaces and a new driveway gate; the project has been revised to no longer require a zoning modification; Project must comply with City Council Resolution No. 07-086.)**

**FINAL REVIEW****C. 2225 MOUNT CALVARY RD****A-1 Zone**

Assessor's Parcel Number: 021-040-037  
Application Number: MST2016-00263  
Owner: Fish and Barbara Salvatore, Trustees  
Applicant: Jon Clark  
Architect: Ray Twyford

(Proposal to construct a 1,150 square foot one-story single family dwelling with an attached 400 square foot garage and related site work including new landscape and hardscape improvements. Access will be provided off the existing private road. Also proposed is approximately 330 cubic yards of cut and fill on site. The proposed total of 1,150 square feet on a 1.5 acre lot is 30% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested; Project must comply with Tier 3 SWMP requirements and was last reviewed November 28, 2016.)**

**FINAL REVIEW****D. 242 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-025  
 Application Number: MST2016-00315  
 Owner: Robert McGlashan  
 Agent: Robert Irvine  
 Landscape Architect: Jon Pride

(This is a revised project description. Proposal to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot one-story single family residence. The proposal also includes an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing to match like for like. Other site improvements including a new garage and pool deck will be submitted under a separate phase of the project at a later time and will require Staff Hearing Officer Review. The proposed total of 3,552 square feet on a 43,560 square foot lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations found in BLD2001-01481 and BLD91-00098.)

**(Final Approval is requested; Project was last reviewed November 28, 2016.)**

**FINAL REVIEW****E. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008  
 Application Number: MST2016-00350  
 Owner: Robert M. Light 2002 Trust  
 Applicant: Kris Kirkelie

(This is a revised project. Proposal to construct a 2,105 square foot, one-story, single-family residence and an attached 382 square foot two-car carport. The prior residence was destroyed in the Tea Fire. Two prior projects (MST2009-00183 and MST2013-00351) was previously approved. The proposal includes a 156 square foot, detached, accessory building, a 857 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,643 square feet on a 102,366 square foot lot located in the Hillside Design District is 45% of the guideline maximum floor-to-lot area ratio (FAR). The proposal received includes Staff Hearing Officer approval for requested zoning modifications on MST2013-00351.)

**(Final Approval is requested; Project must comply with Tier 3 SWMP requirements and Staff Hearing Officer Resolution No. 066-13.)**

**REVIEW AFTER FINAL****F. 203 SANTA ANITA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-310-035  
 Application Number: MST2016-00493  
 Owner: T. Morse & G. Hesselund, Revocable Trust

(Proposal to construct new drainage systems and 68 linear feet of segmented allan block retaining walls to repair slope damage. The project includes approximately 90 cubic yards of grading for the wall and backfill.)

**(Review After Final is requested for a revised slope repair plan proposing geotextile fabric in place of the formerly approved retaining walls.)**

**NEW ITEM**

**G. 1759 GRAND AVE**

**R-2 Zone**

Assessor's Parcel Number: 027-141-006  
Application Number: MST2016-00533  
Owner: Larry Smith  
Applicant: Kurt Magness

(Proposal to add a 168 square foot trellis to the existing deck at the front of the existing single-family residence located in the Hillside Design District.)

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