



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 19, 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
 KRYSTAL M. VAUGHN, 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 7543 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, December 15, 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.

REVIEW AFTER FINAL

A. 920 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-032-012
 Application Number: MST2016-00333
 Owner: Bob & Kim Gatof
 Architect: Ferguson-Ettinger Architects

(Proposal for minor exterior alterations to the existing two-story single-family residence including a new 662 square foot attached one-story addition, a new 500 square foot detached accessory building, replaced decks and new decks at master bedroom and accessory building. Also proposed is a new pool that will require 250 cubic yards of cut and 10 cubic yards of fill. The proposed total of 3,494 square feet on a 47,138 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised Irrigation Plan.)

REVIEW AFTER FINAL**B. 502 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-273-006
Application Number: MST2014-00108
Owner: Moler Patsy Wiser
Applicant: Leland Walmsley

(Proposal to remove and replace existing un-reinforced site retaining walls of up to three and one-half feet tall and to construct a new four foot tall wood fence. The proposal also includes removal and replacement of the existing concrete driveway and apron with reinforced concrete, removal of the existing flagstone steps and paving, and replacement of the paving with permeable gravel and flagstone at the entry to an existing single-family dwelling on a 6,534 square foot lot located in the Hillside Design District. Portions of the project are located within the public right of way and will require a minor encroachment permit.)

(Review After Final is requested to eliminate the paving improvements from the public ROW; eliminate the entry path at the front entry; reduction of the height (from 48" to 42") of the wood fence on the westerly property line; reduction (from approx. 400 to 280 SF) of the proposed flagstone patio beneath the upper level deck; remove the "as-built" A/C at the front, within the front setback; and an addition of an above ground 265 gallon cistern on the southeast side of the residence.)

FINAL REVIEW**C. 1893 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-040-033
Application Number: MST2015-00017
Owner: David & Judy B. Jones
Architect: Tom Meaney
Contractor: Giffin & Crane General Contractors, Inc.

(This is a revised proposal to demolish an existing 4,000 square foot, single-family residence and construct a new 6,780 square foot, two-story, single-family residence with a basement, and an attached three-car garage. The project includes a new pool and associated hardscape, new landscaping, and 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,780 square feet (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio (FAR). Project will address a building violation identified in Zoning Information Report ZIR2014-00364. The revised project will result in a revised exterior design and reductions to the previously approved 6,850 square feet and 109% FAR.)

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

FINAL REVIEW**D. 453 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-311-001
Application Number: MST2016-00416
Owner: Firestone, Charles M
Designer: Andrew Hall

(Proposal for a 659 square foot expansion of an existing raised wood deck. The proposal will include a new hot tub with benches and guardrail. The 14,357 square foot lot is located in the Hillside Design District with an average slope of 18% and is developed with a 1,594 square foot single family residence with a 440 square foot attached two-car garage and a 443 square foot wood deck.)

(Final Approval is requested; Project was last reviewed November 14, 2016.)

CONTINUED ITEM**E. 1686 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-072-007
Application Number: MST2015-00573
Owner: Linda Kiefer
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing officer review is requested for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(In Progress Review of the Landscape Plan; Project must comply with Staff Hearing officer Resolution No. 044-16 and was last reviewed August 29, 2016.)

NEW ITEM

F. 329 LINDA RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-281-025

Application Number: MST2016-00556

Owner: Ballas Surviving Spouse's Trust

(Proposal to construct a new 4'9" stucco-finish site wall consisting of 31 linear feet and new drought tolerant landscape improvements.)

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