



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 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
KATIE MAMULSKI, Planning Technician
KRYSTAL M. VAUGHN, Acting 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, July 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.

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.

NEW ITEM

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

(Proposal for site work at an existing single-family residence. The project includes the removal of the following: 2,135 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 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].)

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

NEW ITEM**B. 1115 INDIO MUERTO ST****R-3 Zone**

Assessor's Parcel Number: 017-260-010
Application Number: MST2016-00262
Owner: Carlos Ortiz Reteguín
Architect: Jose Luis Esparza

(Proposal to address violations in Enforcement Case ENF2015-00424. Request for an exception to allow a five foot seven inch fence to remain along the front of the property. Also requested is approval to allow two uncovered parking spaces rather than two covered spaces and an installation of a new utility shed. The proposed total of 1,163 square feet on a 5,000 square foot lot is 48 percent of the maximum allowable floor-to-lot area ratio [FAR].)

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

NEW ITEM**C. 1177 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-004
Application Number: MST2016-00275
Owner: Virginia Moede
Applicant: Albert Chavez
Architect: Patrick Tighe

(Remodel of existing two-story single-family residence to a one-story residence, removal of accessory space and relocation of existing garage. Remodel includes alterations and reconfigurations to both the first and second stories. This project is a revision to MST2015-00488, which was previously approved by the SFDB. The proposed total of 2,351 square feet on an 18,816 square foot lot is 55 percent of the guideline maximum floor-to-lot area ratio [FAR].)

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

NEW ITEM**D. 454 WYOLA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-011
Application Number: MST2016-00277
Owner: Melissa A Kasch

(Proposal to replace approximately 78 linear feet of an existing permitted six foot high fence within the front yard with approximately 101 linear feet of new six foot high fence in the front yard on a 13,577 square foot developed lot with an existing one-story single family residence with a detached garage on the corner of Wyola Road and Samarkand Drive.)

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

NEW ITEM**E. 2203 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-023
Application Number: MST2016-00278
Owner: Andrew Addison Proctor
Applicant: Amy Von Protz

(Proposal to demolish 45 square feet of existing residence and a remodel. Remodel includes reconfiguring existing kitchen, den, study, bedroom, family room into a larger kitchen, two bedrooms with full bath, and family room. Remodel of master bath, add hallway closet and reconfigure bedroom closet, replace hallway storage with window seats and shelves. Demolish and rebuild existing deck and expand existing deck. Remove internal stair access to the garage. Upgrade electric service to 200 amp. Replace a portion of the driveway with permeable pavers. The proposed total of 3,334 square feet on a 21,798 square foot lot in the Hillside Design District is 71 percent of the guideline maximum floor to-lot-area ratio [FAR].)

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

NEW ITEM**F. 3407 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-010
Application Number: MST2016-00279
Owner: Krach-Bastian Family Trust
Applicant: Jacques Habra
Agent: Alicia Harrison

(Repair/reconstruction of neighborhood beach access stairway and path within existing access easement. The property is located in the Appealable Jurisdiction of the Coastal Zone and the project requires a Coastal Development Permit.)

(Comments Only; Project requires Planning Commission review for a Coastal Development Permit.)

NEW ITEM**G. 212 CANON DR****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-162-002
Application Number: MST2016-00281
Owner: Aaron and Valerie Edelheit
Architect: Wade Davis Design

(The proposed project includes a change of use from storage to habitable area of 299 square feet including removal of two fixed windows and replacing with one new French door, a second floor addition of 56 square feet, relocation of four windows, an interior remodel of 606 square feet (abating ZIR building violations ZIR2016-00163), and removal of spa located in interior yard setback (abating zoning violation of ZIR2016-00163). The proposed total of 3,389 square feet on a 9,892 square foot lot is 93 percent of the maximum allowable floor to-lot-area ratio [FAR].)

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