



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, March 24, 2014**      **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  
  JAIME PIERCE  
  DENISE WOOLERY  
  JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
  DAVID ENG, Planning Technician  
  AMBER FLEMMINGS, 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. 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On Thursday, March 20, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

### **REFERRED BY FULL BOARD**

**A. 1860 EUCALYPTUS HILL RD**

**A-2 Zone**

Assessor's Parcel Number: 015-161-052  
Application Number: MST2013-00432  
Owner: Frederick Graham  
Architect: Tai Yeh

(Proposal to convert the existing garage into new habitable area to the existing 2,525 square foot two-story, single-family residence, and to construct a new, 484 square foot, detached, two-car garage, with a second story, 394 square foot, accessory building and second story deck. The proposal includes minor exterior alterations to the existing residence. The proposed total of 3,913 square feet, located on a 38,333 square foot lot in the Hillside Design District, is 80% of the guideline floor-to-lot-area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2013-00426.)

**(Final Approval requested.)**

**NEW ITEM****B. 507 SAN ONOFRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-302-005  
Application Number: MST2014-00087  
Owner: Tobias Kruse  
Architect: Dwight Gregory  
Owner: Shannon & Gaston

(Proposal to permit as-built fences of up to six feet tall, and that exceed the three and one-half foot height limit for fences located within 10 feet of a front lot line. Staff Hearing Officer review is requested for a zoning modification to allow the fences to exceed this height limit. This proposal will abate violations identified in enforcement case ENF2013-01114. The proposal also includes the addition of a new 180 square foot, second-story deck and exterior stairs to an existing 1,620 square foot, two-story, single-family residence on a 9,876 square foot lot.)

**(Project Design Approval requested. Project requires Staff Hearing Officer review for requested zoning modifications.)**

**NEW ITEM****C. 2101 MOUNTAIN****E-1 Zone**

Assessor's Parcel Number: 043-280-030  
Application Number: MST2014-00091  
Owner: Sharon Landecker Living Trust  
Applicant: Heidi Jones

(Proposal to construct a new two-car carport to serve a 497 square foot accessory building to be converted into a new secondary dwelling unit. The proposed carport and new dwelling unit are located on a 17,583 square foot lot with an existing 3,463 square foot single-family residence and two-car garage, of which the latter is attached to the proposed second unit. The proposal for the new carport and accessory dwelling unit requires a Performance Standard Permit and a lot merger with an adjacent 3.74 acre vacant lot.)

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

**NEW ITEM****D. 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.)

**(Action may be taken if sufficient information is provided. Project requires an encroachment permit for improvements located in the public right of way.)**

**NEW ITEM**

**E. 762 WESTMONT RD**

**R-1 Zone**

Assessor's Parcel Number: 013-103-001

Application Number: MST2014-00110

Owner: Timothy R Sulger

Architect: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. There is no significant grading proposed.)

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