



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MARCH 19, 2018

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

### STAFF:

Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without 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 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 agenda reviewing member of the SFDB may refer items to the Full Board for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. 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.

**APPEALS:** 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, March 15, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### **PLEASE BE ADVISED**

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.

### **REVIEW AFTER FINAL**

#### **A. 1832 E LAS TUNAS RD**

**RS-1A Zone**

Assessor's Parcel Number: 019-082-010  
Application Number: MST2016-00261  
Owner: Gregory Nancarrow  
Applicant: Mark Morando

(Proposal for an as-built 21 square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and include an installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for exterior alterations to doors, windows, siding, and other exterior elements. Project was last reviewed March 12, 2018.)**

**FINAL REVIEW****B. 2002 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-346-008  
Application Number: MST2017-00548  
Owner: Suzanne Duca, IRA Rollover F/B/O  
Applicant: Loren Solin

(Proposal to remodel 112 square feet of an existing kitchen, replace windows, relocate the front entry door, and re-roof an existing 695 square foot single-family residence with an attached 227 square foot one-car garage. Other site improvements include a new 135 square foot patio cover, three new skylights, removal of an existing wood deck, and the installation of a new 453 square foot wrap-around wood deck. The existing total of 922 square feet of development on a 4,042 square foot lot located in the Hillside Design District is 42% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer approval was granted for Zoning Modification requests to allow encroachments within the primary and secondary front setbacks. A Minor Zoning Exception is requested for a trash enclosure within the required setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-17 and was last reviewed March 5, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 802 OLIVE ST****R-M Zone**

Assessor's Parcel Number: 031-031-029  
Application Number: MST2014-00473  
Owner: Maria Iglesias Rodriguez

(Proposal to permit approximately 138 linear feet of unpermitted 3' tall wood fence above an existing and approximately 4' tall retaining wall in the front yards of an existing single residential unit on a corner lot. A Minor Zoning Exception is requested to allow the wall and fence to have a cumulative height of up to 7'-4" within 10 feet of the front property lines.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed March 5, 2018.)**

**NEW ITEM****D. 3129 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-092-012  
Application Number: MST2018-00118  
Owner: FL 1, A Series of Funlife, LLC  
Architect: Paul Zink

(Proposal to permit an unpermitted chain link fence approximately 104 feet long and six feet tall at an existing single residential unit located in the Hillside Design District. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and will require Coastal Review. This project will address a violation in Enforcement Case ENF2016-01359.)

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