



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MAY 21, 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, May 17, 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. 1150 HARBOR HILLS DR**

**RS-15 Zone**

Assessor's Parcel Number: 035-313-002  
Application Number: MST2016-00363  
Owner: Avo Semerdjian  
Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a revised roof material. Project was last reviewed February 13, 2017.)**

**FINAL REVIEW****B. 2801 VERDE VISTA DR RS-7.5 Zone**

Assessor's Parcel Number: 053-372-006  
Application Number: MST2018-00240  
Owner: Sanchez Family Trust

(Proposal to abate violations in Enforcement Case ENF2015-00419 and Zoning Information Report ZIR2015-00206 by removing unpermitted cabinets from the garage, removal of the unpermitted dog run from the interior setback and permit an unpermitted spa. Other site improvements include a new wood gate to replace an existing gate and a new bi-folding garage door. There is no new square footage proposed to the existing single residential unit.)

**(Final Approval is requested. Project was last reviewed May 14, 2018.)**

**CONTINUED ITEM****C. 211 LAS ALTURAS RD RS-15 Zone**

Assessor's Parcel Number: 019-331-015  
Application Number: MST2018-00215  
Owner: Ruddle Family Trust  
Designer: Sam Holroyd

(Proposal for exterior alterations and an interior remodel to the existing 1,465 square foot one-story single residential unit with a 485 square foot detached garage. The proposed exterior alterations include a reroof, replacement of doors and windows, and a new 530 square foot deck with glass railing. Other site improvements include alterations to the existing driveway and replacement of existing site retaining walls. A Minor Zoning Exception is requested to allow the 4'6" retaining walls to exceed the allowed 3.5' maximum within ten feet from the front lot line. There is no new square footage proposed.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances. Project was last reviewed May 14, 2018.)**

**NEW ITEM****D. 1627 CALLE CANON RS-6 Zone**

Assessor's Parcel Number: 041-072-008  
Application Number: MST2018-00229  
Owner: Eric Eugene Kelley  
Engineer: Raymond Barajas

(Proposal to replace the existing 6-foot tall retaining wall in the same location and add spread footing to the new foundation. A Minor Zoning Exception is requested to allow the retaining wall to exceed the allowed height of 3.5' in height within 10' from the front lot line. There are no proposed alterations to the existing single residential unit.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.)**

**NEW ITEM****E. 2401 CHAPALA ST****RS-7.5 Zone**

Assessor's Parcel Number: 025-062-012  
Application Number: MST2018-00090  
Owner: Gray Family Trust

(Proposal to permit alterations to an existing 1,618 square foot two-story single residential unit with an attached 403 square foot two-car garage. The proposal includes permitting an unpermitted deck in the secondary front setback and reducing the height of an existing fence to 3'-6" within 10' of an existing driveway. A Minor Zoning Exception is requested to maintain an existing fence ranging from 5' in height to 7'-6" in height along Junipero Street. The proposed project will abate violations listed in Zoning Information Report ZIR2013-00162, including the relocation of an air conditioning unit into the secondary front setback. Staff Hearing Officer review is requested for a Modification to allow the deck to encroach into the secondary front setback.)

**(Comments Only. Project requires Staff Hearing Officer review. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.)**