



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JULY 23, 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, July 19, 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.

### **PROJECT DESIGN REVIEW**

#### **A. 840 CIMA LINDA LN**

**RS-25 Zone**

Assessor's Parcel Number: 015-162-019  
Application Number: MST2018-00295  
Owner: John Wigle  
Applicant: Chris Dentzel

(Proposal for a new 7-foot tall driveway gate and widened driveway throat at an existing 6,064 square foot two-story single residential unit with an attached 828 square foot three-car garage. The proposed project also includes permitting an unpermitted second story balcony on the north elevation and an unpermitted change from a door to a balcony on the south elevation. This project will address violations in Zoning Information Report ZIR2017-00300.)

**(Project Design Approval is requested. Project was last reviewed July 2, 2018.)**

### **CONTINUED ITEM**

#### **B. 1260 MOUNTAIN VIEW RD**

**RS-15 Zone**

Assessor's Parcel Number: 035-021-008  
Application Number: MST2018-00146  
Owner: Dmytro Tokariev  
Applicant: Sima Malka

(Proposal to replace five existing wood windows and five existing wood sliding glass doors with new vinyl windows and doors on an existing single residential unit located in the Hillside Design District.)

**(Second Concept Review. Project was last reviewed March 26, 2018.)**

**NEW ITEM****C. 321 E MICHELTORENA ST****R-M Zone**

Assessor's Parcel Number: 027-251-014  
Application Number: MST2018-00371  
Owner: Hathaway Family Trust  
Architect: Keith Rivera

(Proposal to request an exception for two uncovered parking spaces at the rear of an existing single residential unit. The proposed project also includes new fencing, a shed relocation and removal of 219 square feet of impervious surfaces. There are no proposed alterations to the existing residence. The proposed project will abate violations in Zoning Information Report ZIR2018-00267 and Enforcement Case ENF2018-00448.)

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the parking standards per SBMC 30.175.030.N.1.a.ii., for two uncovered spaces.)**

**NEW ITEM****D. 841 DE LA GUERRA TERRACE****RS-15 Zone**

Assessor's Parcel Number: 031-071-011  
Application Number: MST2018-00376  
Owner: Vijay Sharma  
Applicant: Susan Sherwin

(Proposal to install a new pool on a property developed with an existing single residential unit. The proposed project consists of the installation of a 20' x 8' prefabricated pool and spa with a new 100 square foot pool deck. A new 6' tall fence and gate is also proposed. Approximately three cubic yards of cut, and three cubic yards for fill will occur on-site. There are no proposed alterations to the existing single residential unit.)

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