



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 29, 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  
David Eng, 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 David Eng, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email [DEng@SantaBarbaraCA.gov](mailto:DEng@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, October 25, 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. 2203 LAS TUNAS RD**

**RS-1A 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% of the guideline maximum floor to-lot-area ratio (FAR).)

**(Review After Final is requested to remove the wood porch cover, for minor door and window changes, and a new window in the master bathroom shower. Project was last reviewed on September 26, 2016.)**

**CONTINUED ITEM****B. 1052 LAS ALTURAS RD RS-1A Zone**

Assessor's Parcel Number: 019-130-031  
Application Number: MST2018-00544  
Owner: Henry and Carolyn Fechtman  
Architect: Tom Meaney

(Proposal to construct a new 359 square foot uncovered second-story deck on an existing single residential unit. No new square footage proposed to the existing 2,604 square foot two-story residence and attached 530 square foot garage located in the Hillside Design District.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 15, 2018.)**

**CONTINUED ITEM****C. 1521 DE LA VINA ST R-MH Zone**

Assessor's Parcel Number: 027-221-009  
Application Number: MST2018-00495  
Owner/Applicant: Stephen Wheeler

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two uncovered parking spaces to replace the parking that was previously provided in the carport which was demolished. Other site improvements include the removal of a washer/dryer hookup and a loft. The project will abate violations listed in ENF2018-00257. There is no new square footage proposed to the residence.)

**(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.)**

**PROJECT DESIGN REVIEW****D. 3318 CALLE NOGUERA RS-10/SRP/USS Zone**

Assessor's Parcel Number: 053-245-007  
Application Number: MST2018-00256  
Owner: Julie Cameron  
Designer: Shaun Lynch

(Proposal for 657 square feet of additions to an existing 1,723 square foot single-family, split-level dwelling with a 516 square foot basement and 330 square foot attached two-car garage. The project includes an exterior remodel that includes a new front entry, upper-level balcony, new standing seam metal roof, windows, entry path, and stairs. The proposed total of 2,711 square feet of development on a 14,085 square foot parcel is 64% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation in Zoning Information Report ZIR2017-00351.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on June 11, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****E. 317 E VALERIO ST R-2 Zone**

Assessor's Parcel Number: 027-121-015  
Application Number: MST2018-00205  
Owner: Suzanne Kaljian Cohen  
Architect: NMA Architects  
Contractor: Kifer Construction

(Proposal to demolish an existing 723 square foot detached accessory building and construct a new 795 square foot detached accessory building comprising a two-car garage for the main dwelling unit and a one-car garage bay for a 638 square foot Accessory Dwelling Unit (ADU) above. The proposed project includes a new trellis, pool, spa and associated equipment to be located in the rear yard. Approximately 490 cubic yards of cut and 220 cubic yards of fill will occur on site, of which 200 cubic yards will be exported off site.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on July 2, 2018.)**

**NEW ITEM****F. 3704 ARDILLA DR RS-6/USS Zone**

Assessor's Parcel Number: 051-384-002  
Application Number: MST2018-00542  
Owner/Applicant: Chad E. Valchar, 2015 Trust

(The proposed project includes a Minor Zoning Exception request to allow an existing wood fence and retaining wall to exceed 3.5 feet in height within the first ten feet from the front lot lines along Ardilla Drive and Peach Grove Drive. 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 wall height allowances.)**

**NEW ITEM****G. 1636 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-072-008  
Application Number: MST2018-00550  
Owner: Jeff and Yvette Giller, Living Trust  
Architect: Richard Redmond

(Proposal for a new 6'-0" wide balcony on the east elevation, legalization of "as-built" removal of an existing stairway to an existing second floor deck on and existing single-family dwelling in the Hillside Design District.)

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

**NEW ITEM****H. 3240 CAMPANIL DR RS-1A Zone**

Assessor's Parcel Number: 047-102-001  
Application Number: MST2018-00553  
Owner: Jennings Living Trust  
Architect: Tom Smith Architect

(Proposal to permit the unpermitted excavation of 34 cubic yards of soil for an "as-built" 120 square foot wine cellar built into a retained portion of the rear yard, remove a gazebo currently located in the rear setback, and retain an original set of exterior stairs to an upper level deck. The project includes interior work comprising the "as-built" relocation of the laundry to the second floor, reconfiguring the kitchen, adding a bar sink on the lower first floor, new closets in the bedroom, and permitting the conversion of the 217 square foot garage attic space into non-habitable storage space with a new window. The proposed total of 4350 square feet, of which 120 square feet is below grade on a 1.01 acre lot in the Hillside Design District is 85% of the maximum allowed floor-to-lot area ratio (FAR). This project will abate violations in Enforcement Case ENF2018-00942 and Zoning Information Report ZIR2018-00466.)

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

**PROJECT DESIGN AND FINAL REVIEW****I. 885 LA MILPITA RD RS-7.5/USS Zone**

Assessor's Parcel Number: 053-012-010  
Application Number: MST2015-00596  
Owner: Antoun Wassef  
Contractor: JP Builders

(This is a revised project description. The proposed project includes a new 6-foot tall wood fence. A Minor Zoning Exception is requested to allow the proposed fence to exceed 3.5 feet in height within ten feet from the front lot line. The project will address violations identified in Zoning Information Report ZIR2013-00041.)

**(Project Design Approval and Final Approval are requested. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional wall height allowances. Project previously received Project Design Approval when it was last reviewed on December 14, 2015 and included alterations to the dwelling. Only the proposed fence remains in the current scope of work.)**