



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA SEPTEMBER 17, 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, September 13, 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. 33 LAS ALTURAS CIR**

**RS-1A Zone**

Assessor's Parcel Number: 019-121-006  
Application Number: MST2017-00124  
Owner: Melton Perry  
Architect: Paul Zink

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

**(Review After Final is requested for material changes, landscape lighting, and changes to flatwork.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 1901 GIBRALTAR RD****RS-1A Zone**

Assessor's Parcel Number: 021-082-009  
Application Number: MST2018-00352  
Owner: Jerry Simmons  
Architect: Michael Blatt

(Proposal for additions and alterations to an existing 2,229 square foot two-story single residential unit with an existing 435 square foot two-car carport and a 429 square foot two-car garage. The proposed 1,537 square foot first-floor addition consists of converting the existing carport and storage into habitable areas. Other site alterations include converting the existing garage into a 440 square foot carport, converting the existing roof area over the current carport into an uncovered deck and replacing the existing deck railing and adding a new trellis at rear of house. The proposed total of 4,206 square feet of development on an acre lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed August 20, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 612 E DE LA GUERRA ST****R-M Zone**

Assessor's Parcel Number: 031-102-002  
Application Number: MST2017-00771  
Owner: Yayavi Nima

(Proposal to abate violations in ENF2017-00666 and ZIR2016-00209 which include permitting unpermitted site walls and stairs, removing an unpermitted storage shed from the required setback and removing attic stairs in the interior of an existing single residential unit. Staff Hearing Officer approval was granted to allow the unpermitted walls and stairs to remain within the required front setback. A Minor Zoning Exception is requested to allow the unpermitted walls to exceed 3.5' in height within 10 feet from the front lot line. There is no new square footage proposed to the existing single residential unit.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 036-18 and was last reviewed April 9, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1540 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-018  
Application Number: MST2018-00168  
Owner: Harding 2003 Revocable Trust  
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square foot two-story single residential unit with a detached 384 square foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square foot addition. The proposal also includes a second-floor remodel of 328 square feet and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for an Interior Setback Modification request to allow window changes within the western interior setback.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 040-18, and was last reviewed April 30, 2018.)**

**PROJECT DESIGN REVIEW****E. 1031 MISSION RIDGE RD****RS-1A Zone**

Assessor's Parcel Number: 019-031-007  
Application Number: MST2018-00456  
Owner: Jenkins Family Revocable Trust  
Architect: Barefoot Design  
Engineer: Michael Gerenser  
Contractor: Millar and Associates Design

(Proposal to demolish the existing pool, hardscape and walls at an existing single residential unit and replace with a new pool, pool deck, pool cover and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

**(Project Design Approval is requested. Project was last reviewed September 10, 2018.)**

**NEW ITEM****F. 2434 CALLE MONTILLA****RS-15 Zone**

Assessor's Parcel Number: 041-391-006  
Application Number: MST2018-00473  
Owner: Larry and Annette Weiser  
Architect: Tom Henson

(Proposal for alterations to an existing 1,926 square foot two-story single residential unit with an attached 482 square foot two-car garage. The proposed project includes converting 25 square feet of the garage to habitable area and removing 88 square feet of a second-story deck. Other site improvements include new doors and windows, replacing the exterior finish with board and batten siding, an interior remodel and new railing on the second-story deck. The proposed total of 2,408 square feet of development on a 9,041 square foot lot located in the Hillside Design District is 70% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**NEW ITEM****G. 49 CEDAR LN****RS-15 Zone**

Assessor's Parcel Number: 015-094-001  
Application Number: MST2018-00482  
Owner: Thomas Lee Harnetiaux  
Contractor: Joel's Roofing & Gutter Co. Inc.

(Proposal to re-roof an existing single residential unit located in the Hillside Design District. The proposed project includes removing the existing grey shake shingled roof and replacing it with a new matte black standing seam metal roof.)

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