



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 5, 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, November 1, 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.

### **FINAL REVIEW**

#### **A. 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.)

**(Final Approval requested. Project was last received on October 1, 2018.)**

**FINAL REVIEW****B. 945 ARBOLADO RD****RS-15 Zone**

Assessor's Parcel Number: 019-241-004  
Application Number: MST2018-00144  
Owner: Edward Glassgold  
Architect: Native Son Design Studio

(Proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on October 29, 2018.)**

**FINAL REVIEW****C. 3315 LOS PINOS DR****RS-7.5/SRP/USS Zone**

Assessor's Parcel Number: 053-323-001  
Application Number: MST2018-00348  
Owner: Pamela Beckman-Lyon 1994 Trust  
Architect: Native Son Design Studio

(Proposal for improvements to an existing 2,564 square foot two-story single residential unit with an attached 438 square foot two-car garage. The proposed project includes an interior remodel, a roof pitch change at north roof face above the entry, new exterior siding, a new trellis, and new doors and windows. A Minor Zoning Exception is requested to allow an increase in height within the front setback. There is no new square footage proposed to the existing residence. The existing total of 3,002 square feet of development on an 8,424 square foot lot is 91% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on October 29, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 717 WESTERN AVE****R-2 Zone**

Assessor's Parcel Number: 039-032-033  
Application Number: MST2018-00197  
Owner: Douglas J. Cicileo  
Applicant: John Eisenbeisz

(Proposal to construct a new detached 478 square foot two-car garage with 519 square feet of accessory space and storage above. A new driveway is also proposed. There are no proposed alterations to the existing 762 square foot one-story single residential unit. The proposed total of 1,758 square feet of development on a 5,663 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR). The Staff Hearing Officer has granted Zoning Modifications to allow the proposed garage and accessory space to encroach within the required front and interior setback and for an open yard modification.)

**(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 049-18. Project was last reviewed on May 14, 2018.)**

**NEW ITEM****E. 1729 HILLCREST RD****RS-1A Zone**

Assessor's Parcel Number: 019-021-034  
Application Number: MST2018-00563  
Owner: Daniel Geiger  
Applicant: Jarrett Gorin, Vanguard Planning, Inc.

(Proposal for new 450 square foot and 36 square foot greenhouses to be constructed in the rear yard of an existing single-family dwelling in the Hillside Design District.)

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

**NEW ITEM****F. 1119 HARBOR HILLS LN****RS-15 Zone**

Assessor's Parcel Number: 035-314-018  
Application Number: MST2018-00576  
Owner: West Bluff Capital Inc.

(In an existing 2,608 square foot two-story single-family dwelling with an attached 417 square foot two-car garage, proposal to convert 410 square feet of non-habitable space to habitable space within the existing building footprint. Project includes replacement of all doors and windows, a new garage door, new paint, and new front door. The proposed total of 3,435 square feet on a 18,103 square foot lot in the Hillside Design District is 78% of the guideline maximum allowed floor-to-lot area ratio (FAR). Project will abate violations in enforcement case ENF2018-00326.)

**(Comments Only.)**

**NEW ITEM****G. 1333 SANTA TERESITA DR RS-1A Zone**

Assessor's Parcel Number: 055-141-049  
Application Number: MST2018-00531  
Owner: D. T. Kieswetter Jr. 2011 Trust  
Contractor: Derek Wallace

(Proposal to construct a new 100 linear foot stone retaining wall at an existing single residential unit. The proposed stone wall will vary in height from 4'8" in height to 7' in height. There is no new square footage proposed to the existing residence.)

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

**NEW ITEM****H. 80 CHASE DR RS-1A/RS-15 Zone**

Assessor's Parcel Number: 015-020-015  
Application Number: MST2018-00539  
Owner: Hari Mahadevan  
Applicant: Ken Dickson

(Proposal for a new 360 square foot wood deck in the rear yard of an existing single residential dwelling in the Hillside Design District.)

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

**NEW ITEM****I. 3223 VISTA ARROYO A-1/SD-3 Zone**

Assessor's Parcel Number: 047-083-009  
Application Number: MST2018-00582  
Owner: Murchison Family Trust  
Architect: Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

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

**NEW ITEM****J. 525 SCENIC DR RS-10 Zone**

Assessor's Parcel Number: 015-280-008  
Application Number: MST2018-00568  
Owner: Michael J. Murphy  
Designer: Amy von Protz

(Proposal to permit the "as-built" enclosure of a one-car carport into a one-car garage. The project includes the removal of a rear patio enclosure and, "as-built" relocation of the water heater and laundry hook-up. This project will address violations in Enforcement Case ENF2018-00642 and Zoning Information Report ZIR2018-00347.)

**(Comments Only.)**

**FINAL REVIEW****K. 881 PASEO FERRELO RS-15 Zone**

Assessor's Parcel Number: 029-321-006  
Application Number: MST2018-00163  
Owner: Peak10, LP  
Architect: AB Design Studio, Inc.

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer has granted three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14' in height.)

**(Final Approval is requested. Project was last reviewed on October 29, 2018.)**