



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### REVISED CONSENT AGENDA

### NOVEMBER 26, 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

---

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 Wednesday, November 21, 2018, this *Revised 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.

### **NEW ITEM**

#### **A. 160 CONEJO RD**

**RS-1A Zone**

Assessor's Parcel Number:	019-042-015
Application Number:	MST2018-00609
Owner:	Dario Pini
Architect:	Bryan Murphy
Designer:	Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 1,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

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

**PROJECT DESIGN AND FINAL REVIEW****B. 2840 SERENA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-212-013  
Application Number: MST2018-00294  
Owner: Rochelle Family Trust  
Architect: Don Swann  
Engineer: Gary Frolenko

(Proposal for additions and alterations to an existing 1,243 square foot one-story single residential unit with a detached 360 square foot two-car garage. The proposed project includes 458 square feet of additions to the residence, demolition of the existing two-car garage and construction of a new 459 square foot detached two-car garage with a 436 square foot Accessory Dwelling Unit (ADU) constructed above. Other site improvements include a new 20 square foot deck as well as minor landscape and hardscape alterations. Approximately 24 cubic yards of cut will occur under the building footprint and 24 cubic yards of fill will occur outside of the building footprint. The proposed total of 2,596 square feet of development on a 7,500 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on November 19, 2018.)**

**FINAL REVIEW****C. 2530 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-051  
Application Number: MST2018-00438  
Owner: Andrew Vonnegut Trust  
Designer: Stetson Design & Drafting

(Proposal for additions and alterations to an existing 1,951 square foot two-story single residential unit with a 440 square foot attached two-car garage. The proposed project includes a first-floor addition of 391 square feet and a second-story addition of 292 square feet. Other site improvements include a new covered porch, a complete reroof, new siding to match existing, new doors and windows, and a remodel of interior spaces. The proposed total of 3,074 square feet of development on an 11,247 square foot lot is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Non-Appeal Jurisdiction of the Coastal Zone and will require Coastal Review.)

**(Final Approval is requested. Project was last reviewed on November 12, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1215 CALLE CERRITO****RS-1A Zone**

Assessor's Parcel Number: 041-120-015  
Application Number: MST2016-00552  
Owner: Ginger Andersen

(Proposal to permit the "as-built" conversion of the 180 square foot roof deck to a sunroom over the garage on the second floor and a new French door on the rear elevation of an existing 1,530 square foot single residential unit. The proposed total of 1,710 square feet on a 9,840 square foot lot located in the Hillside Design District is 47% of the maximum allowable floor to-lot-area ratio (FAR). The project will address violations found in Zoning Information Report ZIR2015-00061 and Enforcement Case ENF2015-00214. The Staff Hearing officer granted Zoning Modifications for new floor area to encroach into the front and interior setbacks.)

**(Project Design and Final Approval are requested. Project must comply with Staff Hearing officer Resolution No. 057-17. Project was last reviewed on January 9, 2017.)**

**PROJECT DESIGN AND FINAL REVIEW****E. 1534 LA CORONILLA DR****RS-15 Zone**

Assessor's Parcel Number: 035-301-008  
Application Number: MST2018-00112  
Owner: Elk Trust  
Architect: Pacific Architects

(Proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**CONTINUED ITEM****F. 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 4,350 square feet, of which 120 square feet is below grade, on a 1-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.)**

**NEW ITEM****G. 812 DE LA GUERRA TERR****RS-15 Zone**

Assessor's Parcel Number: 031-071-018  
Application Number: MST2018-00610  
Owner: Michael R Gordon Trust  
Architect: Philip Debolske

(Proposal for 50 square feet of additions to an existing 1,538 square foot single residential unit in the Hillside Design District. The proposal includes a new doors and windows and a new deck in the remaining front yard.)

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

**NEW ITEM****H. 814 SAN ROQUE RD****RS-1A Zone**

Assessor's Parcel Number: 055-172-011  
Application Number: MST2018-00557  
Owner: Laurence Millescamps Hauben Revocable Living TR.  
Architect: Jim Davis  
Engineer: Hume Consulting Engineers

(Proposal to legalize an unpermitted driveway gate and construct a new metal two-car carport with photovoltaic panels at an existing 1,456 square foot single residential unit with an attached 396 square foot two-car garage is, A proposal for a 40 square foot addition and remodel will occur under a separate permit. A Minor Zoning Exception is requested to allow the driveway gate to exceed the maximum allowed height of 3.5 feet tall within 10 feet of a front lot line. Staff Hearing officer review is requested for a Zoning Modification to allow the carport to encroach into the front setback.)

**(No final appealable decision will be made at this hearing; project requires Staff Hearing Officer review for a requested Zoning Modification.)**