



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA DECEMBER 10, 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, December 6, 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. 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 26, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 1521 DE LA VINA ST****R-MH Zone**

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

(Proposal for minor alterations to an existing single residential unit. The proposed project includes a parking exception request for two new uncovered parking spaces to replace the parking that was previously provided in the non-conforming one-car carport that was demolished without a permit. 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 on the residence.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on December 3, 2018.)**

**CONTINUED ITEM****C. 814 SAN ROQUE RD****RS-1A Zone**

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

(This is a revised project proposal to legalize an unpermitted driveway gate at an existing 1,456 square foot single residential unit with an attached 396 square foot two-car garage. 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. The revised project eliminates a previously proposed carport that would have required Staff Hearing Officer review for a Zoning Modification to allow the carport to encroach into the front setback.)

**(Action can be taken if sufficient information is provided. Project was last reviewed on November 26, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 20 WOODALE LN****RS-1A Zone**

Assessor's Parcel Number: 021-161-005  
Application Number: MST2018-00078  
Owner: Woodale LLC  
Architect: Dylan Henderson  
Contractor: James Hughes

(Proposal for alterations to an existing 3,108 square foot single residential unit with a 641 square foot garage. The proposal includes permitting an unpermitted 621 square foot three-car garage and permitting the conversion of the original garage to habitable space. Other site improvements include the removal of a 6-foot curved wall in front of the original garage, the removal of a trellis located in the interior setback on south property line, and removal of a shed. The proposal also includes replacement of the existing deck, a new roof, new windows, and changes to the front entry. The proposed total of 4,436 square feet of development on a 25,264 square foot lot located in the Hillside Design District is 94% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on October 1, 2018.)**

**PROJECT DESIGN REVIEW****E. 1620 EUCALYPTUS HILL RD****RS-15 Zone**

Assessor's Parcel Number: 015-232-010  
Application Number: MST2018-00156  
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on April 16, 2018.)**

**CONTINUED ITEM**

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

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 12, 2018.)**