



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA FEBRUARY 11, 2019

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 Thursday, February 7, 2019, 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. 2736 EL PRADO RD**

**RS-7.5/USS Zone**

Assessor's Parcel Number: 051-282-025  
Application Number: MST2018-00249  
Owner: Susanna E. Steeneken

(Proposal for additions and alterations to an existing 945 square foot one-story single residential unit with a detached 296 square foot one-car garage. Additions include an 884 square foot first-floor addition, a basement addition of 1,001 square feet and a 215 square foot accessory workshop located within the basement. The project scope includes demolishing the existing one-car garage and constructing a new detached 265 square foot one-car garage. Other site improvements include the replacement of the existing composite shingle roof with a new terra cotta tile roof, replacement of all windows, a driveway extension, new 38" garden walls, a new 6' tall fence along the interior property lines, new hardscape and landscape, a front porch extension and permitting decks on site. Approximately 34 cubic yards of cut and 40 cubic yards of fill will occur outside of the main building footprint. The proposed total of 2,702 square feet of development on an 11,325 square foot lot is 70% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review has granted a Performance Standard Permit for the proposed basement configuration.)

**(Final Approval is requested. Project was last reviewed on January 22, 2019.)**

**FINAL REVIEW****B. 3318 CALLE NOGUERA****RS-10/SRP/USS Zone**

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

(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.)

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

**CONTINUED ITEM****C. 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 removing an unpermitted 33 square foot laundry room addition and permitting an unpermitted roof deck with new cable railing. 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).)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design District, and Sloped Lot Findings. Project was last reviewed on January 7, 2019.)**

**CONTINUED ITEM****D. 2030 ANACAPA ST RS-15 Zone**

Assessor's Parcel Number: 025-321-009  
Application Number: MST2018-00631  
Owner: Hearth Homes

(Proposal for exterior alterations to an existing two-story single-residential unit. The project includes demolishing a trellis and concrete patio in rear yard, eliminating a driveway gate. The project includes an exterior remodel comprising new stone veneer at the lower portion of the dwelling, new stucco, replacement of selected doors and windows.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Findings. Project was last reviewed on January 28, 2019.)**

**NEW ITEM****E. 1117 HARBOR HILLS DR RS-15 Zone**

Assessor's Parcel Number: 035-314-019  
Application Number: MST2019-00050  
Owner: Akila Krish  
Architect: Jill Horton

(Proposal for exterior alterations to an existing one-story, single-residential unit in the Hillside Design District. The project proposes alterations to a hipped roof at the rear with a new gable end, new roof shingles throughout, the replacement and retrofit of doors and windows, replacement of board and batten siding, a 79 square foot addition to the rear elevated patio with new cable railing, and a new air conditioning unit.)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings.)**