



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, FEBRUARY 19, 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

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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, February 14, 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.

### **REVIEW AFTER FINAL**

**A. 1708 LA VISTA DEL OCEANO LN**

**RS-15 Zone**

Assessor's Parcel Number:	035-480-060
Application Number:	MST2005-00022
Owner:	Vista Oceano La Mesa Venture, LLC
Agent:	Stephanie Poole
Architect:	Zehren and Associates

(Proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint. Review After Final from the Single Family Design Board and Staff Hearing Offer review of a Zoning Modification are currently requested to allow an unpermitted barbeque and sink that encroaches into the 30-foot secondary front yard setback.)

**(Comments only; no final appealable action will be taken at this hearing. This review is only for a Review After Final for an unpermitted barbeque to be located in the secondary front yard, and does not involve the main dwelling for which Building Permit BLD 2006-00400 has already been issued. Project requires Staff Hearing Officer review for a Zoning Modification to allow the barbeque to be permitted in the required 30-foot secondary front yard setback.)**

**FINAL APPROVAL REVIEW****B. 1636 LAS CANOAS RD RS-1A Zone**

Assessor's Parcel Number: 021-072-008  
Application Number: MST2018-00550  
Owner: Jeff and Yvette Giller Living Trust  
Architect: Richard Redmond

(Proposal for a new 6-foot wide balcony on the east elevation, legalization of "as-built" removal of an existing stairway to an existing second floor deck on an existing single-residential unit in the Hillside Design District.)

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

**NEW ITEM****C. 136 E YANONALI ST OC/SD-3 Zone**

Assessor's Parcel Number: 033-084-003  
Application Number: MST2018-00532  
Owner: Edward B. Acquistapace  
Architect: Tom Ochsner

(Proposal to permit an unpermitted 4-foot tall chain link fence in the front yards and perimeter of the property. A Minor Zoning Exception is requested to allow a fence exceeding 3-1/2 feet tall to be located within 10 feet of a front lot line. This project will address violations in Enforcement Case ENF2017-00124 and Zoning Information Report ZIR2017-00011.)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation Findings required. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**

**NEW ITEM****C. 449 NORTHRIDGE RD RS-1A Zone**

Assessor's Parcel Number: 055-131-001  
Application Number: MST2019-00038  
Owner: Joseph R. Incandela Jr.  
Applicant: John Carter  
Architect: Tom Ochsner

(Proposal for a new 60 linear foot retaining wall on caissons in the rear yard of an existing single residential unit in the Hillside Design District.)

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

**NEW ITEM****E. 1850 E LAS TUNAS RD RS-1A Zone**

Assessor's Parcel Number: 019-082-008  
Application Number: MST2019-00017  
Owner: 1850 East Las Tunas, LLC  
Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation, Hillside, and Slope Lot Findings required.)**

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

Assessor's Parcel Number: 055-141-049  
Application Number: MST2019-00062  
Owner: Michael and Julie Miller, Revocable Trust  
Contractor: Wallace Wyble

(Proposal for a covered patio structure with a built-in fireplace and outdoor barbeque at the rear yard of an existing single-residential unit in the Hillside Design District. The project also includes other exterior site work comprising new patios, steps, site walls, paving, an outdoor fire pit, pet fencing, a new water feature, and balcony overhang on the dwelling.)

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