



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 8, 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  
Erica Monson, Planning Technician  
Mary Ternovskaya, 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 Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email [EMonson@SantaBarbaraCA.gov](mailto:EMonson@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, April 4, 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.

### **NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

### **REVIEW AFTER FINAL APPROVAL**

#### **A. 1611 SHORELINE DR**

Assessor's Parcel Number: 045-173-033  
Zone: E-3/SD-3  
Application Number: PLN2018-00457  
Owner: Alex H. & Sara Sheshunoff  
Applicant: Chris Cottrell

(Approved project is a proposal for exterior alterations to an existing 2,897 square foot two-story single-unit residence with an attached 574 square foot two-car garage. The approved project includes new doors and windows, new garage door, re-roof, a replaced covered entry and new exterior finishes. There is no new square footage proposed to the residence. The proposed project includes revisions to proposed siding, window locations, and master bath layout. The existing total of 3,471 square feet of development on a 21,483 square foot lot located in the Hillside Design District is 74% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Coastal Zone and will require Coastal Review.)

**Approval of Review After Final is requested to add new wood shingles on upper level siding, revise garage door style, relocate previously approved windows, and revise master bath layout. Project was last reviewed on September 13, 2018.**

**FINAL APPROVAL****B. 3617 TIERRA BELLA**

Assessor's Parcel Number: 053-381-020  
Zone: RS-7.5/USS  
Application Number: PLN2018-00637  
Owner: Freidenfelds Family Trust  
Architect: Native Son Design Studio

(Proposal for a 623 square foot ground floor addition and minor second-story window alteration to an existing two-story, 1,956 square foot single-unit residence with an attached 373 square foot two-car garage and a 566 square foot accessory dwelling unit. The proposed total of 3,518 square feet of development on an 18,227 square foot lot is 80% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on December 17, 2018.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 1609 ORAMAS RD**

Assessor's Parcel Number: 027-152-012  
Zone: RS-15  
Application Number: PLN2018-00656  
Owner: Jacob Heilbron  
Architect: Chris Manson-Hing

(Proposal for an 88 square foot addition to the ground floor of an existing 1,874 square foot, two-story, single-unit residence that is legal non-conforming to the front and interior setbacks. The addition will extend an existing five-foot encroachment of the existing building into the 10-foot westerly interior setback as allowed by SBMC 30.165.050.C. The project includes replacing two windows on the ground floor with new sliding doors, the replacement of existing windows elsewhere, new gutters and downspouts, a new garage door, new main entry door with side lights, and new exterior colors. The proposed total of 2,361 square feet of development in the Hillside Design District is 96% of the required maximum allowed floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings. Project was last reviewed on January 7, 2019.**