



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 22, 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 18, 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."*

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 841 MIRAMONTE DR**  
Assessor's Parcel Number: 035-050-037  
Zone: RS-15  
Application Number: PLN2019-00174  
Owner: Virginia Robyn Basiago  
Applicant: Jeff Gorrell

(Proposal to replace four existing wood windows with new aluminum clad wood windows on an existing single-unit residence in the Hillside Design District.)

**Project Design and Final Approval is requested.**

**REVIEW AFTER FINAL APPROVAL****B. 1420 MANITOU RD**

Assessor's Parcel Number: 049-222-004  
Zone: RS-15  
Application Number: PLN2017-00602  
Owner: Smith Living Trust  
Applicant: Amy Von Protz

(Approved project is a proposal for additions and alterations to an existing 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 57 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in Zoning Information Report ZIR2017-00088.)

**Approval of Review After Final is requested to remove trellis, revise flagstone pavers, and revise existing retaining wall. Project was last reviewed on March 5, 2018.**

**FINAL APPROVAL****C. 113 SANTA ROSA PL**

Assessor's Parcel Number: 045-202-006  
Zone: E-3/SD-3  
Application Number: PLN2018-00431  
Owner: Mark Miller  
Applicant: Thompson Naylor Architects

(Proposal to demolish an existing 806 square foot one-story single residential unit with an attached 266 square foot one-car garage, and 505 square feet of accessory structures. In their place will be a new 2,417 square foot two-story single residential dwelling with an attached 419 square foot two-car garage. Other site improvements include 901 square feet of impervious paving, a permeable driveway, front and rear patios, a new 240 square foot patio cover, a 356 square foot second story deck and new landscaping. Approximately 50 cubic yards of cut and 50 cubic yards of fill will occur on site. The proposed total of 2,836 square feet of development on a 7,405 square foot lot is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

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