



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 29, 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 25, 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."*

### **FINAL APPROVAL**

**A. 1941 CIELITO LN**  
Assessor's Parcel Number: 021-082-016  
Zone: RS-1A  
Application Number: PLN2018-00616  
Owner: Dale Fathe-Aazam  
Applicant: Vanguard Planning Inc.

(Proposal to remove and rebuild a 227 square foot screened patio area and a 280 square foot patio cover, both of which were originally constructed without permits. The project includes removal of an unpermitted lath house in the front setback, removal of a chimney, and door and window alterations on the existing one-story, 2,487 square foot single-unit residence. The proposed total of 2,726 square feet of development on a 33,396 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2006-00599.)

**Final Approval is requested. The project was last reviewed on January 7, 2019.**

**REVIEW AFTER FINAL APPROVAL****B. 945 ARBOLADO RD**

Assessor's Parcel Number: 019-241-004  
Zone: RS-15  
Application Number: PLN2018-00144  
Owner: Edward Glassgold  
Applicant: Native Son Design Studio

(Approved project is a proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The project included 333 square feet of additions to the upper level and 1,325 square feet of additions to the lower level. Other site improvements included a new covered entry porch, an interior remodel, approximately 682 square feet of new decks and converting the existing two-car carport to a two-car garage. The proposed total of 4,057 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested to revise demolition plan, relocate existing walls outside of the interior setback, and revise previously approved landscape plan. Project was last reviewed on April 2, 2019.**

**FINAL APPROVAL****C. 2414 SANTA BARBARA ST**

Assessor's Parcel Number: 025-082-007  
Zone: RS-15  
Application Number: PLN2018-00552  
Owner: James A. Kane III  
Applicant: Andrulaitis + Mixon

(Proposal for a 285 square foot ground floor addition to an existing 2,507 square foot single-family dwelling with an attached 400 square foot two-car garage. The proposal includes a new standing seam metal roof, remodel of the exterior front porch and front steps, back patio, and a new steel tube trellis, barbecue area and associated grading. The proposed total of 3,192 square feet of development on a 22,500 square foot lot is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on November 26, 2018.**

**NEW ITEM: PROJECT DESIGN AND FINAL APPROVAL****D. 1318 CARPINTERIA ST**

Assessor's Parcel Number: 017-231-015

Zone: R-2

Application Number: PLN2019-00109

Applicant: Arelhy Arroyo Alvarez, Owner

(Proposal to remove existing carport and fence to an existing 703 square foot single unit residence with a detached 385 square foot accessory structure. Proposal includes landscape and hardscape improvements. The proposed project will abate violations in Enforcement Cases ENF2018-00527. Alterations to the existing Accessory Dwelling Unit were reviewed under a separate application. The proposed total of 1,088 square feet on the existing 7,150 square foot lot is 37% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval is requested. Neighborhood Preservation Findings required.**