



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 5, 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, August 1, 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. 1410 CLEARVIEW RD**

Assessor's Parcel Number: 041-102-037  
Zone: RS-6  
Application Number: PLN2019-00154  
Owner: Joel Stevenson  
Applicant: Thomas Moore, Architect

(Proposal for revisions to an existing two-story 1,410 square foot single unit residence. Project includes interior remodel, revisions to existing windows on the south elevation, and a new automatic sliding driveway gate.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on July 8, 2019.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 2565 CALLE GALICIA**

Assessor's Parcel Number: 041-392-004  
Zone: RS-15  
Application Number: PLN2019-00300  
Owner: Ellwood Milton Paul Trust  
Penny Wolfe, Trustee  
Applicant: Dale Paekarek

(Proposal to convert 263 square feet of living space to garage space in an existing 2,329 square foot, two-story, existing single-unit residence with an attached 242 square foot garage. The project will result in a 2,066 square foot, two-story residence with an attached 505 square foot garage. Project includes interior remodel, removal of brick veneer and batten siding to be replaced with textured plaster, and removal and replacement of doors and windows. The existing total of 2,271 square feet of development on 13,871 square foot lot in the Hillside Design District is 54% of the maximum allowable floor-to-lot area ratio.

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**REVIEW AFTER FINAL APPROVAL****C. 8 FELLOWSHIP CIR**

Assessor's Parcel Number: 041-152-007  
Zone: RS-15  
Application Number: PLN2018-00413  
Owner: Derrick Lee  
Applicant: John Henderson

(Proposal for the removal of pilasters and railings from the top portion of an existing wall and fill in the sections with concrete blocks to create privacy. A Minor Zoning Exception is requested to allow the wall to be 6' in height within the first ten feet from the front lot line.)

**Approval of Review After Final is requested to modify block wall to include a cable railing guardrail on top of existing retaining wall. Project was last reviewed on August 27, 2018.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 415 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-024  
Zone: A-1/SD-3  
Application Number: PLN2018-00498  
Owner: Franck Hanse  
Applicant: Jose Luis Esparza

(Proposal for alterations to an existing 1,451 square foot single-unit residence with an attached 363 square foot two-car garage. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes, and a new standing seam metal roof. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. Project is located in the Coastal Zone and requires a Coastal Exemption. Project was last reviewed on February 19, 2019.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 2401 CHAPALA ST**

Assessor's Parcel Number: 025-062-012  
Zone: RS-7.5  
Application Number: PLN2018-00090  
Owner: Gray Family Trust  
David & Deborah Gray, Trustees  
Agent: Haley Kolosieke  
Applicant: Trish Allen, SEPPS

(Proposal to permit alterations to an existing 1,618 square foot two-story single residential unit with an attached 403 square foot two-car garage. The proposal includes permitting an unpermitted deck in the secondary front setback and reducing the height of an existing fence to 3'-6" within 10' of an existing driveway. A Minor Zoning Exception is requested to maintain an existing fence ranging from 5' in height to 7'-6" in height along Junipero Street. The proposed project will address violations listed in Zoning Information Report ZIR2013-00162, including the relocation of an air conditioning unit into the secondary front setback.)

**Project Design and Final Approval is requested. Project requires a Minor Zoning Exception to allow the fence height to exceed the required 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation findings are required. Approval from the Staff Hearing Officer was granted on November 7, 2018 for a Zoning Modification to allow the deck to encroach into the secondary front setback. Project requires compliance with SHO Resolution No. 052-18. Project was last reviewed on May 21, 2018.**