



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA SEPTEMBER 9, 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) before 10 a.m. on the day of the meeting to ensure consideration by the Board. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

**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, September 5, 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."*

### **NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 1226 ALAMEDA PADRE SERRA**  
Assessor's Parcel Number: 019-203-007  
Zone: RS-15  
Application Number: PLN2019-00366  
Owner: Alexa Broida  
Applicant: Trish Allen

(Proposal for revisions to an existing 3,122 square foot single-unit residence located in the Hillside Design District. Project includes removal and replacement of existing windows and skylights, adding two windows to the south facade, removing existing glass block opening on the north facade and replacing with two new windows. Project also includes removal of unpermitted site work including a patio enclosure, wall, entry gate, stairs, curb cut, 941 square feet of brick pavers and parking area, automatic driveway gate, and storage shed. Proposal includes installation of a new automatic driveway gate at the existing driveway and new landscaping to replace the unpermitted parking area. Project will address violations in Zoning Information Report ZIR2016-00013.)

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

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 1730 MISSION RIDGE RD**

Assessor's Parcel Number: 019-090-001  
Zone: RS-15  
Application Number: PLN2019-00389  
Owner: Holm Family Revocable Trust  
Alicia and Josh Hom, Trustees  
Applicant: Kate Svensson

(Proposal for exterior alterations to an existing, 1,612 square foot, two-story, single-unit residence located in the Hillside Design District. Project includes new retaining walls ranging in height from 4'-0" to 9'-0", demolition of an existing 95 square foot second floor balcony to be replaced with a new 163 square foot balcony, and demolition of an existing 283 square foot trellis structure to be replaced with new permeable pavers at the rear of the residence.)

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

**FINAL APPROVAL****C. 419 E ARRELLAGA ST**

Assessor's Parcel Number: 027-202-017  
Zone: R-M  
Application Number: PLN2019-00286  
Owner: Savannah Properties, LLC  
Applicant: Savannah Chiavicci

(Proposal to convert 467 square feet of attic space to a new bedroom and bathroom on the second floor of an existing 1,758 square foot two-story single-unit residence. Project includes a new shed dormer, new windows, new split HVAC system, and new staircase to attic. The proposed total of 1,997 square feet of development on an existing 5,033 square foot lot is 91% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 3, 2019. Project was last reviewed September 3, 2019.**