



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 14, 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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). 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, October 10, 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. 565 YANKEE FARM RD**  
Assessor's Parcel Number: 047-030-005  
Zone: A-1/SD-3  
Application Number: PLN2019-00431  
Owner: Honuakai, LLC  
Applicant: Dale Pekarek

(Proposal for an 865 square foot as-built enclosure at the lower level of an existing single-unit residence. As-built improvements also include revisions to windows and doors. Project will address violations in enforcement case ENF2005-00417. The proposed total of 3,113 square feet of development on an existing 148,289 square foot lot in the Hillside Design District is 49% of the guideline maximum 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**

**B. 817 MARILLA AVE**  
Assessor's Parcel Number: 035-060-005  
Zone: R-M  
Application Number: PLN2017-00033  
Owner: Ian C. Plant  
Applicant: Dylan Henderson

(Approved project is a proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review was requested and approved for a front setback modification request.)

**Approval of Review After Final is requested to remove previously approved trellis element. Project was last reviewed October 7, 2019.**

**NEW ITEM: PROJECT DESIGN APPROVAL**

**C. 1808 MOUNTAIN AVE**  
Assessor's Parcel Number: 043-142-014  
Zone: RS-6  
Application Number: PLN2019-00448  
Owner: Josephine Martinez Trustee  
Sam Ferguson, Trustee  
Applicant: Sam Ferguson

(Proposal for 302 square feet of additions to an existing, one-story, 1,081 square foot single-unit residence with a 385 square foot two-car garage. Project includes a new front porch area, which will encroach in to the required 15'-0" front setback, and new windows and doors. The proposed total of 1,778 square feet of development on a 5,206 square foot lot is 71% of the guideline maximum floor-to-lot area ratio.)

**Project Design Approval is requested. Project requires Neighborhood Preservation findings.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 2122 BATH ST**

Assessor's Parcel Number: 025-231-006  
Zone: R-M  
Application Number: PLN2019-00177  
Owner: Bear Mountain Cooling, LLC  
Applicant: Alex Pujo

(Proposal to demolish an existing two-car garage and reconstruct a 472 square foot Accessory Dwelling Unit (ADU) on a lot with an existing 1,127 square foot, one-story, single unit residence. Proposal includes new paving for two uncovered parking spaces and removal of two trees. The proposed total of 1,599 square feet of development on a 4,711 square foot lot is 68% of the guideline maximum floor-to-lot area ratio (FAR). Project requests a waiver for the unscreened parking in the front yard per SBMC 30.175.060.))

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 24, 2019.**