



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JUNE 10, 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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### ATTENDANCE

Members present: Sweeney and Richards  
Staff present: Monson

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

**A. 1795 CALLE PONIENTE**  
Assessor's Parcel Number: 041-021-014  
Zone: RS-6  
Application Number: PLN2019-00181  
Owner: Russell J. Schmitt & Sally J. Holbrook Revocable Living Trust  
Applicant: Tai Yeh, Architect

(Proposal for 227 square feet of additions to the second story of an existing 2,391 square foot two-story single-unit residence. The proposed total of 2,567 square feet of development on a 41,632 square foot lot in the Hillside Design District is 52% 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.**

#### **Project Design Approval with comments:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The Board defines the neighborhood as the area extending to the end of Calle Poniente.

**REVIEW AFTER FINAL APPROVAL****B. 824 SUMMIT RD**

Assessor's Parcel Number: 015-172-024  
Zone: RS-25  
Application Number: PLN2018-00115  
Owner: Towbes-Lewis 2016 Trust  
Applicant: Daniel Longwill

(Approved project is a 356 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 3,841 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested to remove wooden fence and gate, and to permit as-built stone walls, brick stairs, and a water fountain. Project was last reviewed on December 17, 2018.**

**Approval of Review After Final as submitted.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 411 E PADRE ST**

Assessor's Parcel Number: 025-263-022  
Zone: RS-15  
Application Number: PLN2019-00207  
Owner: Thomas R. & Susan T. Richards Trust  
Applicant: Glen Deisler

(Proposed project is 325 square feet of first floor additions to an existing 2,399 square foot two-story single-unit residence in the Mission Area Special Design District. Project includes a 32 square foot remodel, minor landscape and hardscape alterations, new garage door, new entry door, and removal of one non-native tree. The proposed total of 2,724 square feet of development, on a 6,098 square foot lot is 100% of the maximum required floor-to-lot area ratio (FAR).)

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

**Project Design Approval with comments and conditions:**

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Board defines the neighborhood as the area surrounding Laguna Street, Plaza Rubio, Roosevelt School, and Emerson Lane.
3. Applicant to return to Consent with architectural details provided.
4. Condition to submit evidence of completion of a Parks and Recreation permit for removal of a front setback tree.

5. Condition to provide the following information on the grading plans (the site plan is not the grading plan) and implement during construction:
  - a. If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.
  - b. If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
  - c. If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.