



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### CONSENT AGENDA

### FEBRUARY 26, 2018

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  
Katie Mamulski, Planning Technician  
Krystal M. Vaughn, 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 Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@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. 7543. 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, February 22, 2018, 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.

### **FINAL REVIEW**

#### **A. 1910 COYOTE CIR**

**RS-1A Zone**

Assessor's Parcel Number: 021-170-006  
Application Number: MST2017-00222  
Owner: Bissell Living Trust  
Architect: Sophie Calvin

(Proposal for additions and alterations to an existing 2,272 square foot, one-story single residential unit with an attached 433 square foot, two-car garage. The proposed project includes a 789 square foot ground-floor master suite addition and a 317 square foot, one-car garage addition. Other site improvements include an interior remodel of 184 square feet, 424 square feet of new covered porches, a new Jacuzzi, and two new fire pits. No new landscaping or grading is proposed. The proposed total of 3,811 square feet of development on a 26,458 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed January 22, 2018.)**

**FINAL REVIEW****B. 216 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-009  
Application Number: MST2015-00545  
Owner: Cameron & Jessica Porter  
Architect: Tom Moore

(Proposal to construct a 634 square foot, first-floor addition and an 835 square foot second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

**(Final Approval is requested. Project was last reviewed January 23, 2017.)**

**FINAL REVIEW****C. 1585 OVERLOOK LN****RS-15 Zone**

Assessor's Parcel Number: 015-151-012  
Application Number: MST2017-00395  
Owner: Ferrell 2013 Family Revocable Trust  
Designer: Brian Miller

(Proposal for 330 square feet of first and second floor additions on an existing 2,490 square foot, two-story single-family dwelling. The proposal includes a 68 square foot upper level deck and remodel of interior space. The proposed total of 2,820 square feet of development on a 13,047 square foot lot in the Hillside Design District is 69% of the maximum allowed floor-to-lot area ratio (FAR). The project will address violations in the Zoning Information Report ZIR2013-00314. Staff Hearing officer approval was granted for a Zoning Modification to allow additions and alterations in the required 30-foot front setback.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 058-17 and was last reviewed on September 18, 2017.)**

**PROJECT DESIGN REVIEW****D. 710 LAS CANOAS PL****RS-1A Zone**

Assessor's Parcel Number: 021-030-034  
Application Number: MST2017-00491  
Owner: Jeff Bourne  
Designer: Erick Rojas

(Proposal to permit and replace 4,486 square feet of an existing asphalt driveway with a new concrete driveway and a 2,446 square foot driveway extension with 1,077 square feet of flagstone. The proposed project also includes replacing existing wood steps with new concrete steps and constructing additional steps to connect the "as-built" driveway area. Other site improvements include a new trash enclosure and two new uncovered parking spaces. The proposed project will address violations in ENF2017-00819.)

**(Project Design Approval is requested. Project was last reviewed August 21, 2017.)**

**NEW ITEM****E. 1102 CRESTLINE DR****RS-15 Zone**

Assessor's Parcel Number: 049-201-006  
Application Number: MST2018-00073  
Owner: Hart Family Trust  
Applicant: Ken Delunas

(Proposal to demolish an existing pool and construct a new 17' x 38' infinity pool with a new 4' x 8' equipment pad. A new automatic pool cover is also proposed. There are no proposed alterations to the existing single residential unit located in the Hillside Design District.)

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****F. 737 LITCHFIELD LN****RS-15 Zone**

Assessor's Parcel Number: 041-181-011  
Application Number: MST2018-00076  
Owner: Eleanor H. Glazer  
Applicant: Robert Richards

(Proposal for landscape and hardscape alterations to an existing single residential unit. The proposed project includes adding a rear deck, new permeable paving, site fencing in the front yard, rear yard a new shade awning, site retaining walls, irrigation system, landscaping, gravel walkway, landscape lighting, fire pit and built-in barbeque in the rear yard. There are no proposed alterations to the existing single residential unit.

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****G. 231 LOYOLA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-125-003  
Application Number: MST2018-00054  
Owner: Kato Family Trust  
Applicant: Wade Davis Design

(Proposal to demolish an existing retaining wall and construct a new 4' tall retaining wall along the west property line. The new retaining wall would be located approximately 3' from the property line. An Administrative Exception for an over height fence is requested to relocate a 6' tall wood fence on top of the new retaining wall located at the west property line. The fence and wall will result in a combined total height of 10'. Other site improvements include a new 210 square foot, detached accessory structure. There are no proposed alterations to the existing, single residential unit. The proposed total of 2,401 square feet of development on an 8,546 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).

**(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)**