



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 30, 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  
Kathleen Goo, 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. 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, April 26, 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.

### **REVIEW AFTER FINAL**

#### **A. 626 SUNRISE VISTA WAY**

**RS-15/PUD 1.2 Zone**

Assessor's Parcel Number: 035-112-026  
Application Number: MST2016-00396  
Owner: James C. Henry III  
Architect: Windward Engineering

(Proposal to demolish an existing 2,320 square foot one-story residence and 663 square foot attached garage and construct a new 3,614 square foot one-story residence with an attached 471 square foot two-car garage and 1,911 square feet of covered decks in the Planned Unit Development. The proposed total of 4,028 square feet on a 16,204 square foot lot located in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested to enclose an existing covered patio. Project was last reviewed January 23, 2017.)**

**FINAL REVIEW****B. 636 AURORA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-122-013  
Application Number: MST2017-00305  
Owner: David Saffan  
Applicant: Nicole Trautman

(Proposal to construct a 358 square foot first-floor addition and a new 804 square foot second-story addition to an existing 1,310 square foot, one-story, single residential unit with an attached 401 square foot two-car garage. The proposed total of 2,873 square feet on a 10,584 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2010-00555.)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed January 8, 2018.)**

**FINAL REVIEW****C. 108 ONTARE HILLS LN****RS-1A Zone**

Assessor's Parcel Number: 055-160-056  
Application Number: MST2017-00582  
Owner: Jack and Pauline Maxwell

(Proposal to construct a new 3,452 square foot, one-story, single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias, and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Grading on site will consist of approximately 110 cubic yards of cut, and 110 cubic yards of fill, to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program. Project was last reviewed January 22, 2018.)**

**NEW ITEM****D. 940 COYOTE RD****RS-1A Zone**

Assessor's Parcel Number: 021-062-006  
Application Number: MST2018-00210  
Owner: John Vincent  
Applicant: Adam Cunningham

(The proposed project includes the replacement of three doors on the first floor, and replacement of one window to a folding-door system on the second floor, of an existing single residential unit. Other site improvements include an interior remodel and repainting the exterior of the residence. There is no new square footage proposed.)

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

**NEW ITEM****E. 1035 CIMA LINDA LN****RS-25 Zone**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2018-00212  
Owner: Peter T. Sadowski

(Proposal for a minor addition to an existing 6,493 square foot one-story single residential unit with a 744 square foot attached three-car garage. The proposed improvement consists of enclosing 148 square feet of existing patio area under the existing roof. The proposed total of 7,385 square feet of development on a 53,940 square foot lot located in the Hillside Design District is 144% of the guideline maximum floor-to-lot area ratio (FAR).)

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