



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 18, 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, June 14, 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. 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.)

**(Review After Final is requested for new French doors and a window at the lower level of the south elevation. Project was last reviewed on April 30, 2018.)**

**FINAL REVIEW****B. 1224 HARBOR HILLS DR****RS-15 Zone**

Assessor's Parcel Number: 035-480-070  
Application Number: MST2017-00647  
Owner: Cecil Kyte  
Architect: Melisa Turner  
Applicant: Shaun Lynch

(Proposal to construct a new 3,100 square foot, one-story single residential unit with an attached basement and 400 square foot, two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 3,300 square feet of development on a 28,459 square foot lot is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on May 14, 2018.)**

**PROJECT DESIGN REVIEW****C. 2620 SAMARKAND DR****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-310-031  
Application Number: MST2017-00761  
Owner: Joseph Leonard  
Architect: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot, one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 558 square feet, and a second-story addition of 650 square feet. Other site improvements include a new 755 square foot roof deck, 170 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 50 cubic yards of grading will occur on site. The proposed total 2,773 square feet of development on an 11,092 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on May 29, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****D. 1325 W MOUNTAIN DR RS-1A Zone**

Assessor's Parcel Number: 021-050-027  
Application Number: MST2018-00161  
Owner: Carolyn H. Cusack Living Trust  
Designer: Brian Zant

(Proposal to enclose an existing 502 square foot patio at an existing 2,130 square foot one-story single residential unit with a detached 499 square foot two-car garage. Other site improvements include a door replacement and the addition of painted black metal trellises to the south-facing doors and windows. The proposed total of 3,131 square feet of development on a 1.82 acre lot located in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on April 16, 2018.)**

**CONTINUED ITEM****E. 1056 CLIFF DR RS-7.5 Zone**

Assessor's Parcel Number: 035-212-016  
Application Number: MST2018-00269  
Owner: Edward St George  
Applicant: Shelby Messner  
Architect: Keith Nolan

(Proposal for site work on a parcel with an existing single residential unit. The proposed project consists of a 4-foot high retaining wall and associated grading. Approximately 150 cubic yards of cut and 10 cubic yards of fill will occur on site. There is no work related to the existing single residential unit proposed as part of this application.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on June 4, 2018.)**

**NEW ITEM****F. 3992 PRIMAVERA RD RS-7.5/USS Zone**

Assessor's Parcel Number: 057-420-017  
Application Number: MST2018-00303  
Owner: Dwight Thomas Dumpert  
Architect: Burnell, Branch & Pester Architecture

(Proposal for a new 282 gross square foot second story deck and new sliding glass doors on an existing single-family dwelling.)

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