



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 25, 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 21, 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. This project was last reviewed on April 30, 2018.)**

**REVIEW AFTER FINAL****B. 453 LAS ALTURAS RD RS-15 Zone**

Assessor's Parcel Number: 019-311-001  
Application Number: MST2016-00416  
Owner: Charles M. Firestone  
Designer: Andrew Hall

(Proposal for a 659 square foot expansion of an existing raised wood deck. The proposal will include a new hot tub with benches and guardrail. The 14,357 square foot lot is located in the Hillside Design District with an average slope of 18% and is developed with a 1,594 square foot single family residence with a 440 square foot attached two-car garage and a 443 square foot wood deck.)

**(Review After Final is requested for revisions to the spa location and stair alterations. The project was last reviewed December 19, 2016.)**

**FINAL REVIEW****C. 1803 ROBBINS ST RS-6 Zone**

Assessor's Parcel Number: 043-142-010  
Application Number: MST2018-00225  
Owner: Noah Levit  
Applicant: Harold Powell

(Proposal for additions and alterations to an existing 842 square foot one-story single residential unit with a detached 313 square foot two-car garage. The proposal includes a first-floor addition of 64 square feet and a new 306 square foot second-story addition. Other site improvements include an interior remodel and a new 180 square foot deck at the rear of the residence. The proposed total of 1,525 square feet of development on a 5,625 square foot lot is 59% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**CONTINUED ITEM****D. 947 CARRILLO RD RS-15 Zone**

Assessor's Parcel Number: 029-262-011  
Application Number: MST2018-00257  
Owner: Mary Ellen Broeffle  
Architect: Studio 1030 Architects

(Proposal to abate violations in Enforcement Case ENF2016-01798 which include permitting window alterations, restoring connection between the main level and basement level, and elimination of an additional dwelling unit from the basement level on an existing single residential unit. There is no new square footage proposed as part of this project. The existing total of 1,793 square feet of development on an 8,255 square foot lot located in the Hillside Design District is 55% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed May 29, 2018.)**