



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, SEPTEMBER 4, 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, August 30, 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. 434 CONEJO RD**

**RS-1A Zone**

Assessor's Parcel Number: 019-061-012  
Application Number: MST2014-00066  
Owner: Maria Lourdes C. Smith  
Architect: Alex Pujó

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed is a 133 square foot second floor deck and 290 linear feet of retaining walls. An Administrative Height Exception is required for the over-height walls. A total of 444 cubic yards of grading, of which 238 cubic yards is outside of the building footprint, is proposed. The proposed development total 2,243 square feet, located on a 7,925 square foot vacant lot within the Hillside Design District, is 71% of maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for front and interior setback modifications.)

**(Review After Final is requested for revisions to landscape walls to be altered from CMU to sandstone boulders.)**

**FINAL REVIEW****B. 610 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-404-002  
Application Number: MST2017-00774  
Owner: Jane Killebrew  
Agent: Roberta Serbia  
Architect: Susan Sherwin

(Proposal for additions and alterations to an existing 1,903 square foot single residential unit with a 396 square foot garage. The proposed project includes converting the existing 396 square foot attached two-car garage to habitable space and constructing a new 401 square foot detached two-car garage. Other site improvements include an interior remodel of 2,023 square feet, 894 square feet of additions to the dining room, entry area, service porch, master bedroom, and existing second floor deck. The project will include a new exterior stair to the upper deck, a new spa, and hardscape. Approximately 22 cubic yards of cut and 5 cubic yards of fill will occur on site. The proposed total of 3,193 square feet of development on an 8,155 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed August 6, 2018.)**

**FINAL REVIEW****C. 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 alterations to an existing 2,039 square foot two-story single residential unit with a 392 square foot attached two-car garage. The proposed project includes a new 282 square foot second-story deck, new door, a new bi-fold French door and a new exterior counter with a barbeque. There is no new square footage proposed to the existing residence.)

**(Final Approval is requested. Project was last reviewed June 18, 2018.)**

**CONTINUED ITEM****D. 1811 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-063-009  
Application Number: MST2018-00395  
Owner: Niko Abondolo  
Designer: Jane Carroll

(Proposal to convert an existing 222 square foot one-car carport to a 222 square foot one-car garage. There are no proposed alterations to the existing 1,370 square foot single residential unit.)

**(Action may be taken if sufficient information is provided. Project was last reviewed August 20, 2018.)**

**NEW ITEM****E. 1611 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-033  
Application Number: MST2018-00457  
Owner: Alex and Sara Sheshunoff  
Applicant: Chris Cottrell

(Proposal for exterior alterations to an existing 2,897 square foot two-story single residential unit with an attached 574 square foot two-car garage. The proposed project includes new doors and windows, new garage door, re-roof, a replaced covered entry, and new exterior finishes. There is no new square footage proposed to the residence. The existing total of 3,471 square feet of development on a 21,483 square foot lot located in the Hillside Design District is 74% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Coastal Zone and will require Coastal Review.)

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

**NEW ITEM****F. 1270 DOVER LN RS-15 Zone**

Assessor's Parcel Number: 019-220-018  
Application Number: MST2018-00434  
Owner: Catherine Grant Young Family Trust  
Designer: Chris La Rosa

(Proposal for exterior alterations and site work at an existing single residential unit located in the Hillside Design District. The proposed project includes replacing the existing driveway, replacing a site wall along the front lot line with columns and a driveway gate, replacing a wood fence along the east property line, a new trash enclosure, a pool deck, and additional site walls and hardscape. No new square footage is proposed to the existing residence. A Minor Zoning Exception is requested to allow a new trash enclosure to be located in the front yard and within the required interior setback.)

**(Comments Only. Project requires Environmental Assessment.)**

**NEW ITEM****G. 1124 MANITOU RD RS-6 Zone**

Assessor's Parcel Number: 043-270-003  
Application Number: MST2018-00299  
Owner: Frank Pennisi  
Applicant: Eric Knight

(Proposal for alterations to an existing 1,927 square foot two-story single residential unit with an existing 315 square foot carport located in the Hillside Design District. The proposed project includes repainting the exterior building, partially enclosing the existing carport to create a garage and adding a new trash enclosure. There is no new square footage proposed to the existing residence.)

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