



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

**Monday, October 3, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
                                          FRED SWEENEY, *Chair*  
                                          BRIAN MILLER, *Vice-Chair*  
                                          BERNI BERNSTEIN  
                                          LISA JAMES  
                                          JOSEPH MOTICHA  
                                          DENISE WOOLERY

**CITY COUNCIL LIAISON:**      JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (Alternate):**      MIKE JORDAN

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                                          KATIE MAMULSKI, Planning Technician  
                                          KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PUBLIC HEARING PROCEDURES.** The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the SFDB Secretary before the agenda item begins. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting can be submitted via email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the SFDB at their meeting.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future SFDB agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10-day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB). This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY.** State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make an informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Single Family Design Board General Design Guidelines and Meeting Procedures (SFDB Guidelines). The specific SFDB Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the SFDB Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following SFDB agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)

- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SBMC 22.69.090, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. 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 ten (10) calendar days of the meeting at which the Board took action or rendered its decision. (3.2.9)
- 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.
- **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 3308 or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). 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.

#### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See SFDB Guidelines 2.12 and 3.1.2C for specific information.

#### **NOTICE:**

- A. On Thursday, September 29, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).
- B. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast guide can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable on computers with high speed internet access the next business day at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

#### **GENERAL BUSINESS:**

- A. Public Comment: Any member of the public may address the Single Family Design Board for up to two minutes on any subject within its jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Single Family Design Board meeting of **September 19, 2016**.
- C. Consent Agenda of **September 26, 2016**; and **October 3, 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 1721 LA CORONILLA DR****E-1 Zone**

**(3:20)** Assessor's Parcel Number: 035-083-002  
 Application Number: MST2016-00139  
 Owner: Michael John Malengo  
 Architect: Tom Ochsner

(Proposal for a 621 square foot second story addition, a new 286 square foot second story deck, and an interior remodel to an existing 1,363 square foot single family dwelling with an attached 426 square foot two-car garage. The proposed total of 2,410 square feet is 86 % of the maximum required floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00202). Staff Hearing Officer Review is requested for modifications to allow a conforming second-story addition to a property that is non-conforming to required front and two interior setbacks.)

**(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No. 056-16 and was last reviewed on May 31, 2016.)**

**PROJECT DESIGN REVIEW****2. 1210 SHORELINE DR****E-3/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 045-214-015  
 Application Number: MST2016-00091  
 Owner: Katherine A. Stuva, Living Trust  
 Architect: Chris Cottrell

(Proposal for exterior alterations on an existing three-story single-family residence that include the following: enlargement of second and third level decks by 308 square feet, new Ipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces that will result in a net reduction of 45 square feet. The proposed total of 2,821 square feet on a 5,796 square foot lot in both the Appealable and Non-Appealable Jurisdictions of the Coastal Zone is 107% of the required maximum floor-to-area ratio (FAR). This project includes Coastal Review and Staff Hearing Officer Review for zoning modifications to allow encroachments into the front and interior setbacks and for a solar access modification. The project will address violations identified in Zoning Information Report ZIR2012-00530.)

**(Project Design Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 047-16 and was last reviewed on May 2, 2016.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 2517 SELROSE LN****E-3/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 041-361-035  
Application Number: MST2016-00337  
Owner: Abigail Ziv  
Architect: Thomas Oschner, AIA Architect  
Landscape Architect: Brian Brodersen

(Proposal to demolish 32 square feet of the existing garage, to construct a 657 square foot one-story addition, a 567 square foot second floor addition, a new 500 square foot detached accessory structure, a new pool with pool equipment and associated grading, and an interior remodel to an existing 1,187 square foot single-family dwelling with an attached 480 square foot garage. The proposed total of 4,093 square feet is 97% of the maximum allowable floor to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer Review is requested to allow conforming additions to the dwelling in the required front and interior setbacks.)

**(Second Concept Review, Comments only; Project requires Staff Hearing Officer and Coastal Review; Project was last reviewed August 22, 2016.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 1120 LUNETTA PZ****E-3/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 045-222-007  
Application Number: MST2016-00098  
Owner: Jay P. Roston Trust  
Architect: Becker Henson Niksto Architects

(Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Second Concept Review; Project requires Coastal Review and was last reviewed August 8, 2016.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1106 CRESTLINE DR****E-1 Zone**

**(5:00)** Assessor's Parcel Number: 049-201-005  
Application Number: MST2016-00429  
Owner: Bratton Living Trust  
Owner: Monika Draggoo and David Back  
Architect: Paul Zink

(Proposal for major alterations to an existing 2,516 square foot two-story single-family residence with an attached 384 square foot two-car garage. The project involves demolishing 750 square feet of the first floor and 25 square feet of the garage, and constructing 769 square feet on the first floor, resulting in a net reduction of 6 square feet. The project also involves a complete remodel of the exterior including new flat roofs and a lowered total building height. The proposed total of 2,894 square feet on an 18,463 square foot lot located in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer Review is requested for a zoning modification to allow alterations within the front setback.)

**(Comments Only; Project requires Staff Hearing Officer Review.)**

**PROJECT DESIGN REVIEW****6. 406 N ONTARE RD****E-2/SD-2 Zone**

**(5:30)** Assessor's Parcel Number: 053-151-012  
Application Number: MST2015-00471  
Owner: Christina Pizarro  
Architect: Koffka- Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic yards will be under the residence and 8 cubic yards will be under the pool. The proposed total of 4,169 square feet on a 21,524 square foot lot is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested; Project was last reviewed on May 2, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**