



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MARCH 6, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:

Jaime Limón, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: 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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. 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. 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. 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.

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 for closure dates).

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.

NOTE: Agenda schedule is subject to change as cancellations occur.

TELEVISION COVERAGE: This Board's meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SFDBVideos.

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.

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 informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

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 2.1.2A and 3.2.1C for specific information.

NOTICE: On Thursday, March 2, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

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 is listed 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. (3.2.4)
- Substitution of plans is not allowed. If 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 SMBC 22.22.180, 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.
- 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.

GENERAL BUSINESS:

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Single Family Design Board meeting of **February 21, 2017**.C. Consent Calendars of **February 27, 2017** and **March 6, 2017**.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

FINAL REVIEW**1. 1210 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

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 317 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. The proposed total of 3,301 square feet on a 5,796 square foot lot in both the Appealable and Non-Appealable Jurisdictions of the Coastal Zone is 125% of the required maximum floor-to-lot 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.)

(Final Approval is requested. Project was last reviewed October 3, 2016 and must comply with Staff Hearing Officer Resolution No. 047-16.)

FINAL REVIEW**2. 45 LAS ALTURAS CIR****A-1 Zone**

(3:30) Assessor's Parcel Number: 019-130-014
Application Number: MST2015-00520
Owner: Pan Hsiao-Li and Dru Finley
Architect: Chris Cottrell

(Proposal to construct a new 468 square foot second-floor addition with 290 square feet of upper level decks to an existing 2,936 square foot, one-story, single-family residence. The project includes enclosure of the existing attached 550 square foot carport to become a 507 square foot, two-car garage. A pool with adjacent flatwork and a fire pit were approved separately under MST2015-00190. The proposed total of 3,918 square feet on a 1.1 acre lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed October 17, 2016.)

PROJECT DESIGN REVIEW**3. 727 SAN ROQUE RD****E-1/SD-2 Zone**

(3:50) Assessor's Parcel Number: 053-061-004
Application Number: MST2016-00559
Owner: Scott and Carlene Wilson
Applicant: Hyun Bae Cho
Architect: Dawn Sherry

(Proposal for additions and alterations to an existing 1,425 square foot multi-story single-family residence and 373 square foot detached garage. The proposal includes the demolition of the existing 373 square foot detached garage and construction of a new 629 square foot attached garage. The proposal also includes a lower level addition of 1,149 square feet, main level addition of 155 square feet, an upper level addition of 833 square feet and permitting an "as-built" 74 square foot addition. Other site improvements include relocating the main entry, new doors, windows, interior reconfigurations and a 96 square foot upper-level deck. The proposed total of 4,265 square feet on a 30,728 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). This proposal will address violations identified in Zoning Information Report ZIR2008-00193.)

(Project Design Approval is requested. Project was last reviewed January 9, 2017.)

PROJECT DESIGN REVIEW**4. 20 CAMINO ALTO****A-1 Zone**

(4:20) Assessor's Parcel Number: 019-142-009
Application Number: MST2017-00014
Owner: Gregory Warren Hurd
Agent: Troy White
Architect: Chas Architects

(Proposal to construct a new 4,450 square foot two-story single-family residence with an attached 562 square foot two-car garage to replace the previous single family residence lost in the Tea Fire. The project also includes 232 square feet of covered terrace and 450 square feet of roof-top terrace. Other site improvements include a new driveway and site landscaping. Grading outside the main building footprint will consist of 31 cubic yards, grading under the main building will consist of 250 cubic yards, and 281 cubic yards of import will occur on site. The proposed total of 5,694 square feet on a 1.3 acre lot located in the Hillside Design District is 109% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed February 6, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 23 WADE CT****E-3/SD-3 Zone**

(4:50) Assessor's Parcel Number: 047-071-020
Application Number: MST2017-00073
Owner: Carol F. Shaw
Architect: Jeff Shelton

(Proposal to construct a new two-story, 3,198 square foot single-family residence with an attached 495 square foot two-car garage and 982 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion.)

(Comments Only. One-time concept review only; project requires Coastal Review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS