



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MAY 15, 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
Denise Champendal
Lisa James
Joseph Moticha

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 meeting will be 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, May 11, 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 **May 1, 2017**.C. Consent Calendar of **May 8** and **May 15, 2017**.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1135 HARBOR HILLS DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 035-314-005
Application Number: MST2016-00484
Owner: John Mithun
Architect: Thomas Oschner, AIA Architect

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 015-17 and was last reviewed November 14, 2016.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1201 DEL ORO****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 045-214-010
Application Number: MST2016-00327
Owner: Joseph & Elizabeth Hopkins, Revocable Trust
Agent: Al Winsor
Architect: Tom Meaney

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission review is requested for a Coastal Development Permit, two setback modifications, and an open yard modification.)

(Third Concept Review. Comments Only. Project requires Planning Commission review for a Coastal Development Permit and Zoning Modification requests. The project was last reviewed January 23, 2017.)

SFDB-CONCEPT REVIEW (CONT.)**3. 139 LOMA MEDIA RD****E-1 Zone**

(4:10) Assessor's Parcel Number: 019-261-014
Application Number: MST2016-00517
Owner: Raymond W. Jewell, Trustee
Owner: Arlene Montesano
Applicant: Ken Mineau
Architect: Paul Rubison, Architect
Landscape Architect: Jeff Yardy

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer review for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review. Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests and was last reviewed January 9, 2017.)

PROJECT DESIGN REVIEW**4. 1625 OVERLOOK LN****E-1 Zone**

(4:30) Assessor's Parcel Number: 015-152-012
Application Number: MST2017-00030
Owner: Bent and Florence S. Formby
Owner: Frank Suryan
Applicant: Shaun Lynch

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 4,393 square foot multi-story single-family residence with a 420 square foot gym, 368 square foot wine cellar and 706 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 31' x 12' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 512 cubic yards of cut and 215 cubic yards of fill. The proposed total of 5,014 square feet on a 22,428 square foot lot located in the Hillside Design District is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

(Fifth Concept Review. Project Design Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed May 1, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS