



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JULY 24, 2017

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

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Lisa James
Joseph Moticha
Robert Richards

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, July 20, 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 **July 10, 2017**.C. Consent Calendar of **July 17** and **July 24, 2017**.

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

E. Subcommittee Reports.

DISCUSSION ITEM**1. ACCESSORY DWELLING UNIT (ADU) ORDINANCE**

(3:10) Staff: Rosie Dyste, Project Planner

(Staff discussion of the state's requirements for Accessory Dwelling Units (ADUs), the City's consideration of ADU standards related to design review, and the City's proposed project-specific design standards for administrative approval. Release of the Draft ADU Ordinance for public and Planning Commission review is anticipated in late summer 2017.)

REVIEW AFTER FINAL**2. 418 E ALAMAR AVE****E-3 Zone**

(3:50) Assessor's Parcel Number: 053-201-002
Application Number: MST2016-00129
Owner: Tina Jill Takaya
Designer: Christophe De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). No changes are proposed to the existing detached garage and bedroom. An administrative exception to fence and hedge height limitations is requested. This project will address violations identified in Zoning Information Report ZIR2009-00476.)

(Review After Final is requested for an "as-built" wall revision. Project was last reviewed on Consent. Staff is requesting the Board take action on this revision request.)

PROJECT DESIGN REVIEW**3. 820 CENTINELA LN****A-1 Zone**

(4:10) Assessor's Parcel Number: 047-110-010
Application Number: MST2016-00526
Owner: Compton Family Trust
Agent: SEPPS

(Proposal to demolish an existing two-story 4,015 square foot single-family residence and construct a new 5,861 square foot one-story single-family residence with a 4,807 square foot basement below including 1,873 square feet of workshop space and a 753 square foot three-car garage. Also proposed is the removal of approximately 8 trees. The project includes approximately 1,749 cubic yards of grading cut under the building footprint, 355 cubic yards of grading cut outside the building footprint, with the grading fill balanced on-site. Additional site improvements include a new swimming pool, hot tub, garden shed, 6-foot high gate, gate wall and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor-to-lot area ratio (FAR). The project is requesting Staff Hearing Officer review for a Zoning Modification to provide more than 750 square feet of garage accessory space.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution 024-17 and was last reviewed December 12, 2016.)

CONCEPT REVIEW (CONT.)**4. 636 AURORA AVE****E-1 Zone**

(4:30) Assessor's Parcel Number: 035-122-013
Application Number: MST2017-00305
Applicant: Nicole Trautman
Owner: David Saffan

(Proposal to construct a 340 square foot first-floor addition and a new 861 square foot second-story addition to an existing 1,291 square foot, one-story, single-family residence with an attached 391 square foot two-car garage. The proposed total of 2,883 square feet on a 10,584 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for additions within the required 10-foot interior setback. This project will address violations in Zoning Information Report ZIR2010-00555.)

(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review and was last reviewed June 26, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 509 LA MARINA DR****E-3 Zone**

(5:00) Assessor's Parcel Number: 035-211-015
Application Number: MST2017-00402
Owner: Gannon Sutter
Architect: Ricky Moraga

(Proposal for additions and alterations to an existing 1,365 square foot one-story single family residence with an attached 515 square foot two-car garage. The proposed project includes a one-story addition of 81 square feet, a second-story addition of 507 square feet and an interior remodel of 105 square feet. Other site improvements include a new 165 square foot patio cover over an existing patio and a new 53 square foot second-story deck. The proposed total of 2,468 square feet on a 10,700 square foot lot located in the Hillside Design District is 65% of the maximum allowable floor-to-lot area ratio (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS