



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### AUGUST 21, 2017

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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:

Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Krystal Vaughn, Commission Secretary

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**NOTE TO APPLICANTS:** Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at [SantaBarbaraCA.gov/PlanningHandouts](http://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](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).

**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. 7543. 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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SFDBVideos](http://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, August 17, 2017, 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

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 **August 7, 2017**.C. Consent Calendar of **August 14** and **August 21, 2017**.

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

## E. Subcommittee Reports.

**MISCELLANEOUS ITEM****1. 23 WADE CT****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 047-071-020  
Application Number: MST2017-00073  
Architect: Jeff Shelton  
Owner: Carol and Came Shaw

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 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 67% 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. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

**(Project Design Approval was granted on August 7, 2017 without the necessary environmental finding. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

**PROJECT DESIGN REVIEW****2. 820 CENTINELA LN****A-1 Zone****(3:15)**

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

(This is a revised project description. Proposal to demolish an existing two-story, 4,015 square foot residence and construct a new 5,801 square foot, one-story single-family residence with a 5,660 square foot basement, which includes a 795 square foot garage and 2,028 square foot workshop. The project includes approximately 1,968 cubic yards of grading cut under the building footprint, 1,494 cubic yards of grading cut outside the building footprint, 3,413 cubic yards of fill, and 49 cubic yards export. The project proposes the removal of 10 fruit trees, 2 Tipuana trees, and 4 Jacaranda trees, the relocation of 4 Olive and 2 Oak trees, and the addition of 2 new Oak trees. Additional improvements include a new swimming pool, trellis-covered garden patio, and motor court area. The proposed total of 8,631 square feet on a 65,340 square foot lot located in the Hillside Design District is 163.5% of the guideline maximum floor-to-lot-area ratio (FAR). The project received Staff Hearing Officer approval for a Zoning Modification to provide more than 750 square feet of garage accessory space.)

**(Project Design Approval is requested. The project must comply with Staff Hearing Officer Resolution 024-17. Project was last reviewed July 24, 2017.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1563 SYCAMORE CANYON RD****A-1 Zone****(3:45)**

Assessor's Parcel Number: 019-320-010  
Application Number: MST2017-00439  
Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot, one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area-ratio (FAR).)

**(Action may be taken if sufficient information is provided. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 2417 MEDCLIFF RD****E-3/SD-3 Zone**

**(4:15)** Assessor's Parcel Number: 041-330-014  
Application Number: MST2017-00470  
Owner: Delson Family Trust  
Applicant: Joe Andrulaitis

(Proposal to construct a new 444 square foot, one-story addition to an existing 2,364 square foot, one-story single-family residence with an attached 455 square foot two-car garage. The proposed total of 3,263 square feet of development on a 31,720 square foot lot located in the Hillside Design District is 68% of the guideline maximum floor-to-lot-area ratio (FAR). The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Comments Only. The project requires Planning Commission review for a Coastal Development Permit.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 520 STANLEY DR****E-3/SD-2 Zone**

**(4:45)** Assessor's Parcel Number: 051-191-019  
Application Number: MST2017-00324  
Owner: Alma Bayquen 2014 Revocable Trust  
Designer: Louis Robinson

(Proposal to construct a new 791 square foot, second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. The project includes a total of 107 square feet of new covered and uncovered upper-level decks. Other site improvements include a new trash enclosure, new tank-less water heater, and solar panels that are proposed under a separate permit. The proposed total of 2,746 square feet of development on a 6,440 square foot lot is 98% of the maximum allowable floor-to-lot-area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1199 HARBOR HILLS DR****E-1 Zone****(5:15)**

Assessor's Parcel Number: 035-312-007  
Application Number: MST2016-00025  
Owner: Howland Family Trust  
Architect: Richard Thorne

(Proposal to construct 1,184 square feet of additions to an existing 2,591 square foot, one-story single-family residence with a basement and an attached 406 square foot two-car garage. Of the 1,184 square feet of new additions, 1,101 square feet will be in addition to the main residence and 83 square feet will be added to the garage. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 325 square feet for portions 4' or less. The proposed total of 3,856 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 100% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer Review is required for Zoning Modification requests to allow encroachments within the required front and interior setbacks.)

**(Comments Only. The project requires Staff Hearing Officer review for Zoning Modification requests.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**