



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

SEPTEMBER 18, 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:

Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal M. Vaughn, 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. 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. 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, September 14, 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 **August 21, 2017**.C. Consent Calendar of **August 28, September 5, September 11, and September 18, 2017**.

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

E. Subcommittee Reports.

F. The American Institute of Architects announces the 9th annual ArchitecTours, "Living with Water," on Saturday, October 7, 2017. ArchitecTours is a celebration of local architecture, its benefits, and cultural identity, and will showcase results of the design review process. The six sites on the tour are a combination of one State Street commercial, MOXI, and five exceptional residential projects showcasing innovative architectural solutions where water is utilized and managed to create exemplary projects.

PROJECT DESIGN REVIEW**1. 1527 DOVER RD****E-1 Zone****(3:15)**

Assessor's Parcel Number:	019-194-001
Application Number:	MST2016-00461
Owner:	RMX07, LLC
Agent:	Jarrett Gorin
Architect:	Brewer Gordon

(Proposal to construct a 2,770 square-foot, two-story single-family residence with a 467 square-foot, detached two-car garage and a 374 square-foot detached accessory space on a 13,991 square-foot vacant lot. The project also includes a new 12'5" x 22'5" swimming pool with associated equipment, 1,935 square feet of covered and uncovered decks, landscaping, and other site improvements. There is a total of 815 cubic yards of proposed grading on the site; 329 cubic yards is located within the building footprint, 486 cubic yards is outside the building footprint, and 388 cubic yards of import. Of the total site pavements, impermeable surfaces comprise 4,279 square feet of the lot, and 1,437 square feet of paving is permeable. The proposed total of 3,611 square feet on a 13,991 square-foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project requires compliance with Tier 3 Storm Water Management Program and requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on October 31, 2016.)

CONCEPT REVIEW (CONT.)**2. 1631 SHORELINE DR****E-3/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 045-173-022
Application Number: MST2016-00241
Owner: Chad Yonker
Architect: Tom Ochsner
Landscape Architect: Charles McClure Landscape Architects

(This is a revised project description. Proposal to remodel and add 422 square feet of first-floor additions and a 1,356 square-foot second-story addition to an existing one-story single-family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls, and decks along the bluff that were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway, and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square-foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Planning Commission review and compliance with Tier 3 Storm Water Management Program. Project was last reviewed on December 12, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 206 NORTHRIDGE RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 055-120-014
Application Number: MST2017-00519
Owner: 206 Northridge Rd, LLC
Designer: Kate Svensson

(Proposal for additions and alterations to an existing 2,994 square-foot, two-story single-family residence. The proposed project involves demolishing the existing 289 square foot attached two-car carport and constructing a new 470 square foot attached two-car garage. Other site improvements include demolishing 42 square feet on the first floor, 64 square feet on the second floor, conducting an interior remodel of 2,400 square feet, reconfiguration of the main entry, new patios, new windows, doors, exterior finishes, a new roof, and the addition of a fireplace. The proposed project will address violations in ZIR2017-00219. The proposed total of 3,358 square feet of development on a 29,282 square-foot lot located in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1638 PAYERAS ST****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 045-022-005
Application Number: MST2017-00506
Owner: Steven Camarillo
Applicant: Jacob Niksto

(Proposal to construct 930 square feet of first- and second-story additions to an existing 1,588 square foot, one-story single-family residence with a 406 square foot attached garage. A 162 square foot attached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other site improvements include door and window replacements, an interior remodel, and demolishing the existing covered patio in the backyard. The proposed project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review. The proposed total of 2,356 square feet of development (excluding the ADU) on an 8,045 square-foot lot is 74% 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**5. 1035 COYOTE RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-061-005
Application Number: MST2017-00529
Owner: Berrett 2009 Family Trust
Architect: Rick Starnes

(Proposal for a change of use of the existing non-conforming 428 square foot single-story building from accessory to single-family use located within the required 35 foot front setback. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. The proposed project also includes 1,046 square feet of additions, 869 square feet of new development, and construction of a new 400 square-foot two-car garage. Zoning Modifications are requested to allow the conversion of the workshop/storage to be converted to a single-story residential unit and for the construction of a new two-car garage located within the required front setback. Other site improvements include the demolition of existing structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 2,643 square feet of development on a 25,177 square-foot lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 130 CAMINO ALTO****A-1 Zone**

(5:55) Assessor's Parcel Number: 019-150-018
Application Number: MST2017-00487
Owner: Demir Hamami
Architect: Pacific Architects

(Proposal to construct a new 3,845 square foot, two-story, single-family residence with an attached 443 square foot garage on a vacant parcel that was previously destroyed by fire. Other site improvements include a 221 square foot workshop, 1,798 square feet of decks and balconies, and a 31 square foot covered porch. An attached 650 square foot Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 4,509 square feet of development (excluding the ADU) on a 32,839 square-foot lot located in the Hillside Design District is 93% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires further Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 30 ALSTON PL****A-2 Zone**

(6:35) Assessor's Parcel Number: 015-161-009
Application Number: MST2017-00518
Owner: Douglas J. Kaplan Revocable Trust
Applicant: Jonathan Villegas

(Proposal to construct a 200 square foot second-story addition on an existing 2,704 square foot, two-story single-family residence with an existing 496 square foot attached two-car garage. The proposed project also includes new windows and doors, new deck finish and railing, a new trellis, and an outdoor fireplace. The proposed total of 3,400 square feet of development on a 1.01 acre lot located in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS