



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

OCTOBER 2, 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 28, 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 **September 18, 2017**.C. Consent Calendar of **September 25** and **October 2, 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.

CONCEPT REVIEW (CONT.)**1. 509 LA MARINA DR****RS-7.5 Zone****(3:10)**

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. Project was last reviewed July 24, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 26 WADE CT****RS-1A Zone****(3:40)**

Assessor's Parcel Number: 047-091-037
Application Number: MST2017-00488
Owner: 26 Wade Trust
Architect: Pacific Architects
Designer: Robert Vatter

(Proposal to construct a new 3,842 square foot two-story single-family residence with a detached 474 square foot two-car garage on a currently vacant lot. Other site improvements include retaining walls, pool and spa, 466 square feet of balconies, sauna, and a trellis-covered barbeque patio. A 619 square foot attached Accessory Dwelling Unit (ADU) is also proposed with a 276 square foot one-car garage above a subterranean cellar; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Approximately 1,201 cubic yards of cut and 507 cubic yards of fill will occur on site with 694 cubic yards of export. The proposed total of 4,316 square feet of development on a 1.23 acre lot is 85% of the guideline maximum floor-to-lot-area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2901 PASEO TRANQUILLO****RS-7.5 Zone****(4:20)**

Assessor's Parcel Number: 053-203-008
Application Number: MST2017-00568
Owner: Gooch Retirement Plan Trust
Applicant: Amy Von Protz
Designer: Jessie Davis

(Proposal to construct 2,033 square feet of first- and second-floor additions to an existing 877 square foot one-story, single-family residence with a 364 square foot one-car garage. The proposed project also includes demolishing the existing one-car garage and constructing a new 498 square foot attached two-car garage. Other site improvements include an interior remodel and an attached Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 3,408 square feet of development on a 9,672 square foot lot is 95% 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 secondary front yard and interior setbacks.)

(Comments Only. Project requires Staff Hearing Officer review, Environmental Assessment, and compliance with Tier 3 Storm Water Management Program.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2002 GRAND AVE****R-2 Zone****(5:00)**

Assessor's Parcel Number: 025-346-008
Application Number: MST2017-00548
Owner: Suzanne Duca Ira Rollover F/B/O
Applicant: Loren Solin

(Proposal to remodel 112 square feet of an existing kitchen, replace windows, relocate the front entry door, and re-roof an existing 695 square foot, single-family residence with an attached 227 square foot one-car garage. Other site improvements include a new 112 square foot patio cover, three new skylights, removal of an existing wood deck, and the installation of a new 494 square foot wrap-around flagstone patio. The existing total of 922 square feet of development on a 3,953 square foot lot located in the Hillside Design District is 46% 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 primary and secondary front setbacks.)

(Comments Only. Project requires Staff Hearing Officer review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 626 ALSTON RD****RS-25 Zone****(5:40)**

Assessor's Parcel Number: 015-171-020
Application Number: MST2017-00584
Owner: Wilson Family Trust
Architect: Dylan Henderson

(Proposal to construct a 3,974 square foot, two-story single-family residence with a 689 square-foot detached two-car garage on a 48,143 square-foot lot. The project also includes a new 15' x 40' pool, a 7' x 7' spa, 1,204 square feet of patio and deck space, a trellis, outdoor grill, site work, and landscaping. Grading is estimated to be 303 cubic yards of cut and fill outside the building footprint with 70 yards of imported fill. The proposed total of 4,663 square feet on a 48,143 square foot lot located in the Hillside Design District is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

CONCEPT REVIEW - NEW ITEM**6. 945 ARBOLADO RD****RS-15 Zone**

(6:20) Assessor's Parcel Number: 019-241-004
Application Number: MST2017-00549
Owner: Brad & R. Merritt
Architect: Chris Cottrell
Engineer: Ashley Vance

(Proposal for a remodel and additions to an existing 2,540 square foot single-unit residence located in the Hillside Design District. The project includes a 34 square foot first-floor addition, 204 square foot basement level addition, and converting the existing carport into a two-car garage. The project will provide 837 square feet of rear decks. The proposed total of 3,165 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

CONCEPT REVIEW (CONT.)**7. 406 N ONTARE RD****RS-10/USS Zone**

(7:00) Assessor's Parcel Number: 053-151-012
Application Number: MST2015-00471
Owner: Christina Pizarro
Architect: Koffka-Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic yards will be under the residence and 8 cubic yards will be under the pool. The proposed total of 4,169 square feet on a 21,524 square foot lot is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

(Third Concept Review. Comments Only. Project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS