



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

OCTOBER 30, 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, October 26, 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 **October 16, 2017**.C. Consent Calendar of **October 23** and **October 30, 2017**.

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

E. Subcommittee Reports.

FINAL REVIEW**1. 1638 PAYERAS ST****E-3/SD-3 Zone****(3:10)**

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).)

(Final Approval is requested. Project was last reviewed September 18, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 2507 MESA SCHOOL LN****E-3/SD-3 Zone****(3:30)**

Assessor's Parcel Number: 041-311-002
Application Number: MST2017-00550
Owner: Robert & Mad Towery

(Proposal to construct 1,348 square feet of first- and second-story additions to an existing 1,014 square foot, one-story single residential unit with an attached 424 square foot two-car garage. Other site improvements include an interior remodel of 162 square feet, a new 155 square foot covered patio, new clay two-piece mission tile roof, and window replacements. The proposed total of 2,362 square feet on a 6,319 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations in Zoning Information Report ZIR2015-00604. Staff Hearing Officer review is requested for an Open Yard Modification, Front Setback Modification, and Interior Setback Modification. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires a Coastal Development Permit.)

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

REVIEW AFTER FINAL**3. 1702 LA VISTA DEL OCEANO DR****RS-15 Zone****(4:00)**

Assessor's Parcel Number: 035-480-061
Application Number: MST2005-00020
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal for revisions to the previously approved project, to include enclosing a 400 square foot covered porch into a new family room, adding a new fireplace and chimney, adding four new windows, and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposal results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for substantial "as-built" alterations. Project was last reviewed September 9, 2013.)

REVIEW AFTER FINAL**4. 1706 LA VISTA DEL OCEANO LN****RS-15 Zone****(4:30)**

Assessor's Parcel Number: 035-480-062
Application Number: MST2005-00021
Owner: Vista Oceano La Mesa Venture, LLC
Architect: Zehren & Associates

(Proposal for revisions to the previously approved project, which result in a net addition of 370 square feet and an approximately 180 square foot second-level deck addition. The original project, which is currently under construction, is a new 3,525 square foot, two-story single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet and is 93% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for substantial "as-built" alterations. Project was last reviewed March 18, 2013.)

REVIEW AFTER FINAL**5. 1703 LA VISTA DEL OCEANO DR****RS-15 Zone****(5:00)**

Assessor's Parcel Number: 035-480-059
Application Number: MST2005-00018
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,484 square foot, single-family residence, with a 713 square foot, two-car garage, located on a 43,738 square foot lot in the Hillside Design District. This is lot two (2) of the subdivision approved under master application MST2003-00227.)

(Review After Final is requested for substantial "as-built" alterations to windows, doors, and revised exterior elevations, resulting in an increase of 243 square feet. Project was last reviewed July 10, 2017.)

CONCEPT REVIEW (CONT.)**6. 636 AURORA AVE****RS-15 Zone**

(5:30) Assessor's Parcel Number: 035-122-013
Application Number: MST2017-00305
Owner: David Saffan
Applicant: Nicole Trautman

(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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project must comply with Tier 3 Storm Water Management Program and was last reviewed July 24, 2017.)

CONCEPT REVIEW (CONT.)**7. 1035 COYOTE RD****RS-1A Zone**

(6:00) 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 carport. 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. Project was last reviewed September 18, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1224 HARBOR HILLS DR****RS-15 Zone****(6:30)**

Assessor's Parcel Number: 035-480-070
Application Number: MST2017-00647
Owner: Cecil Kyte
Applicant: Hovak Yekiazarian
Architect: Melisa Turner

(Proposal to construct a new 3,539 square foot, one-story single residential unit with an attached basement and 473 square foot two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 4,012 square feet of development on a 28,459 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS