



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

NOVEMBER 27, 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 Wednesday, November 22, 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 **November 13, 2017**.C. Consent Calendar of **November 20** and **November 27, 2017**.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 315 LA MARINA DR****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-161-004
Application Number: MST2017-00412
Owner: Heidi Switzer
Architect: Wade Davis Design

(Proposal for additions and alterations to an existing 1,349 square foot, one-story, single-family dwelling with an attached 233 square foot one-car garage. The proposal includes demolishing 40 square feet and constructing 250 and 446 square feet of first- and second-story additions, respectively. Other site improvements include an interior remodel and 311 square feet of new covered and uncovered second-story decks. The proposed total of 2,238 square feet of development on a 5,790 square foot lot is 85% of the maximum allowable floor-to-lot-area ratio (FAR). Project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 064-17 and was last reviewed August 7, 2017.)

PROJECT DESIGN REVIEW**2. 636 AURORA AVE****RS-15 Zone**

(3:40) 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). This project will address violations in Zoning Information Report ZIR2010-00555.)

(Fourth Concept Review. Project Design Approval is requested. Project was last reviewed October 30, 2017.)

PROJECT DESIGN REVIEW**3. 626 ALSTON RD****RS-25 Zone**

(4:10) 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).)

(Third Concept Review. Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed October 16, 2017.)

CONCEPT REVIEW (CONT.)**4. 1199 HARBOR HILLS DR****RS-15 Zone**

(4:30) 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.)

(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests. Project was last reviewed August 21, 2017.)

CONCEPT REVIEW - NEW ITEM**5. 30 SKYLINE CIR****RS-15 Zone**

(5:00) Assessor's Parcel Number: 041-175-024
Application Number: MST2017-00704
Owner: Kumar R. Atterbury
Applicant: Brian Miller

(Proposal to construct a 194 square foot, one-story addition to an existing one-story single residential unit. Other site improvements include an exterior shower and a new 270 square foot wood deck. The proposed total of 1,189 square feet of development on a 9,289 square foot lot located in the Hillside Design District is 34% of the maximum allowable floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM**6. 1616 LA CORONILLA DR****RS-15 Zone****(5:30)**

Assessor's Parcel Number: 035-033-004
Application Number: MST2017-00712
Owner: Edward G. & Kat Mcconnell
Architect: Jeffrey Stoutenborough

(Proposal to construct a 270 square foot, one-story addition and alterations to an existing 2,190 square foot single residential unit. The proposed project includes the demolition of an existing bedroom, addition of a new master suite, and a remodel of the kitchen and laundry room. Other site improvements include new patio areas, new guardrails, and an exterior spiral stair case to the existing roof deck, and removal of a 16" magnolia tree in the rear yard. The proposed project also includes replacing the entire roof with Class A metal roofing and adding a roof trellis element at the front entry. The proposed total of 2,460 square feet of development on a 10,000 square foot lot located in the Hillside Design District is 66% of the maximum allowable floor-to-lot area ratio (FAR). Project will address violations in Zoning Information Report ZIR2014-00352.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1554 ALAMEDA PADRE SERRA****RS-15 Zone****(6:00)**

Assessor's Parcel Number: 019-183-011
Application Number: MST2017-00740
Owner: Fred J. Krupica
Applicant: Richele Mailand

(Proposal to request a Minor Zoning Exception to allow hedges along the interior and rear setbacks to grow up to 14 feet tall. There are no proposed alterations to the existing single residential unit. The proposal will address a violations in Enforcement Case ENF2016-01815 and Zoning Information Report ZIR2009-00070.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional hedge height allowances.)

CONCEPT REVIEW - NEW ITEM**8. 1913 MISSION RIDGE RD****RS-15 Zone****(6:20)**

Assessor's Parcel Number: 019-170-006
Application Number: MST2017-00768
Owner: Dimarco Family Trust
Applicant: Adele Goggia

(Proposal for additions and alterations to an existing 2,148 square foot, two-story single residential unit with an attached 477 square foot two-car garage. The proposed project includes the addition of 56 square feet to the second floor and extending an existing 289 square foot balcony by 62 square feet. Other site improvements include an interior remodel of 400 square feet, new doors and windows, new wrought iron railing, and permitting an existing wood gate at the driveway. The proposed total of 2,681 square feet of development on a 9,118 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS