



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

DECEMBER 11, 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

NOTICE

** THE BOARD WILL CONDUCT A SITE VISIT AT 1:30 P.M. *
1554 ALAMEDA PADRE SERRA*

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

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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, December 7, 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 27, 2017**.C. Consent Calendar of **December 4** and **December 11, 2017**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 515 BRAEMAR RANCH LN****A-1/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 047-030-028
Application Number: MST2017-00737
Owner: Patricia S. & Thomas G. Foley Jr
Applicant: Chris Dentzel

(Proposal to add 1,074 square feet of first- and second-story additions to an existing one-story, 3,371 square foot single residential unit with a 655 square foot attached garage. Other site improvements include the partial demolition of the existing garage and constructing a new 735 square foot attached three-car garage with 100 square feet of attached accessory space and a new 200 square foot terrace above. A 1,200 square foot attached Accessory Dwelling Unit (ADU) is also proposed with an uncovered parking space within the front yard; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 5,277 square feet of development on a 1.5 acre lot located in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer review is required for a Zoning Modification request to allow an accessory building to be located in the remaining front yard and a Coastal Development Permit to allow the proposed development in the Non Appealable Jurisdiction of the Coastal Zone.)

(Comments Only. Project requires Staff Hearing Officer Review for a Zoning Modification request.)

CONCEPT REVIEW (CONT.)**2. 1554 ALAMEDA PADRE SERRA****RS-15 Zone**

(3:40) 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. Project was last reviewed November 27, 2017.)

FINAL REVIEW**3. 11 VIA ALICIA****RS-15 Zone**

(4:00) Assessor's Parcel Number: 015-311-003
Application Number: MST2013-00052
Owner: Peter Trent
Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new 10'x45' swimming pool and site walls. The proposal includes approximately 5 cubic yards of cut and 498 cubic yards of fill for the new pool. The pool has been reduced in size and relocated. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).

(Final Approval is requested. Project was last reviewed July 25, 2016.)

CONCEPT REVIEW (CONT.)**4. 2839 CLINTON TERRACE****RS-7.5/USS Zone**

(4:20) Assessor's Parcel Number: 051-271-007
Application Number: MST2017-00634
Owner: Nathan Lynn
Architect: Jose Luis Esparza

(Proposed to construct a second-story addition on an existing 1,633 square foot, one-story, single residential unit with an attached, 380 square foot, two-car garage. The proposed project also includes demolishing 88 square feet of the first floor area and constructing a new 1,105 square foot, second-story addition with a 251 square foot, second-story deck. Other site improvements include the replacement of all windows and doors on the first floor to be replaced in the same size and location. The proposed total of 3,020 square feet of development on a 9,425 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 16, 2017.)

CONCEPT REVIEW (CONT.)**5. 1631 SHORELINE DR****E-3/SD-3 Zone**

(4:50) Assessor's Parcel Number: 045-173-022
Application Number: MST2016-00241
Owner: Chad Yonker
Architect: Tom Ochsner
Landscape Architect: Charles McClure Landscape Architect & Associates

(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).)

(Fourth Concept Review. Action may be taken if sufficient information is provided. Project must comply with PC Resolution No. 017-17 and was last reviewed September 18, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 218 LAS ONDAS****E-3/SD-3 Zone****(5:20)**

Assessor's Parcel Number: 045-162-027
Application Number: MST2017-00734
Owner: Dave & Sar Paschke

(Proposal to construct a first- and second-story addition on an existing 1,116 square foot, one-story single residential unit with a 393 square foot attached two-car garage. The proposed project consists of an addition of 521 square feet to the first story and a new 230 square foot second story. Other site improvements include a new 250 square foot covered patio and an interior remodel. The proposed total of 2,260 square feet of development on a 5,836 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

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

*** THE BOARD WILL RECESS FROM 6:00 TO 6:30 P.M. ***

CONCEPT REVIEW (CONT.)**7. 1563 SYCAMORE CANYON RD****RS-1A Zone****(6:30)**

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).)

(Second Concept Review. Comments Only. Project requires Environmental Assessment and was last reviewed August 21, 2017.)

CONCEPT REVIEW (CONT.)**8. 1224 HARBOR HILLS DR****RS-15 Zone****(7:00)**

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).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed November 13, 2017.)

CONCEPT REVIEW - NEW ITEM**9. 285 LAS ALTURAS RD****RS-15 Zone****(7:30)**

Assessor's Parcel Number: 019-300-008
Application Number: MST2017-00785
Owner: Carole M Living Trust
Architect: Kas Seefeld

(Proposal to repair and replace the existing guardrail and decking on a single residential unit and add a new 395 square foot deck on the second floor to connect the existing south and west decks. Other site improvements include relocating the sliding door on the second floor west elevation and add new window to north elevation. There is no new square footage proposed to the existing single residential unit. The existing total of 1,815 square feet of development on a 1.26 acre lot located in the Hillside Design District is 36% 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