



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JANUARY 22, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

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, January 18, 2018, 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. 2018 Election of Chair and Vice Chair.
- B. 2018 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Single Family Design Board meeting of **January 8, 2018**.
- E. Consent Calendar of **January 16** and **January 22, 2018**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1701 LA VISTA DEL OCEANO DR****RS-15 Zone****(3:20)**

Assessor's Parcel Number:	035-480-058
Application Number:	MST2005-00017
Owner:	Vista Oceano La Mesa Venture, LLC
Agent:	Brent Daniels
Architect:	Zehren & Associates
Landscape Architect:	Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications to allow the pool to encroach into the front setback, and to allow the height of fences, walls, and hedges to exceed the maximum allowed height of 3.5 feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

(Review After Final is requested for substantial unpermitted alterations to windows, doors, revised exterior elevations, and an increase in habitable floor area. Project must comply with Staff Hearing Officer Resolution No. 082-13 and was last reviewed December 16, 2013.)

CONCEPT REVIEW (CONT.)**2. 108 ONTARE HILLS LN****RS-1A Zone****(3:50)**

Assessor's Parcel Number: 055-160-056
Application Number: MST2017-00582
Owner: Casey Sulak
Owner: Jack & Pauli Maxwell

(Proposal to construct a new 3,452 square foot, one-story, single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached 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. Grading on site will consist of approximately 110 cubic yards of cut and 110 cubic yards of fill to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum 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.)**3. 1563 SYCAMORE CANYON RD****RS-1A Zone****(4:20)**

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).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed December 11, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1202 DIANA RD****RS-6 Zone**

(4:50) Assessor's Parcel Number: 031-190-008
Application Number: MST2017-00217
Owner: McGough Family Trust
Applicant: Shaun Lynch
Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing one (1) acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,444 square feet. The existing lot is currently developed with an existing adobe residence, a detached garage and accessory buildings. The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. The project includes the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,240 cubic yards of cut and 250 cubic yards of fill), removal/relocation of six existing Oak trees, replacement Oak trees, and approximately 8,300 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street. The existing driveway to Diana Road will remain. The proposal includes development of one new primary dwelling unit on three of the four proposed lots. Proposed lot one (1) includes a new two-story 1,972 square foot residence with attached 400 square foot garage which is 55% of the guideline maximum floor-to-lot area ratio (FAR). Proposed lot two (2) includes a new two-story 2,293 square foot residence with attached 400 square foot garage which is 78% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot three (3) includes a new two-story 1,868 square foot residence with attached 400 square foot garage which is 66% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot four (4), subject to discretionary review by the Historic Landmarks Commission (HLC), includes an 817 square foot residential adobe. The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for Street Frontage Modifications and Public Street Waiver. The application will address all violations identified in ENF2017-00868.)

(Concept review. Comments Only. Project requires Planning Commission review for a Tentative Subdivision Map and includes a request for a Public Street Waiver and Street Frontage Modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1709 SUNSET AVE****R-M Zone**

(5:30) Assessor's Parcel Number: 043-191-008
Application Number: MST2017-00721
Owner: Cory Dean Ross
Applicant: Mark Armstrong

(Proposal to permit an unpermitted front yard fence and driveway gate as well as interior alterations to the existing accessory space. The proposed project will address violations in Zoning Information Report ZIR2014-00220 and Enforcement Case ENF2012-00596. A Minor Zoning Exception and a Minor Public Works Exception is requested to allow a fence to exceed 3.5' in height within 10 feet of a front lot line.)

(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 fence height allowances.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

(6:30) Assessor's Parcel Number: 045-131-030
Application Number: MST2017-00648
Owner: Peter Hirth Family Trust
Architect: Thompson Naylor Architects

(Proposal to demolish an existing 1,142 square foot, single residential unit with an attached 239 square foot, one-car garage and construct a new 2,278 square foot, two-story single residential unit with an attached 400 square foot, two-car garage and 106 square feet of accessory space. A 422 square foot detached Accessory Dwelling Unit (ADU) is also proposed with one uncovered parking space; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Also proposed are 830 square feet of patios and decks. Approximately 290 cubic yards of grading will occur on site. The proposed total of 2,784 square feet of development on an 11,665 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a Coastal Development Permit for the Accessory Dwelling Unit.)

(Comments Only. Project requires Staff Hearing Officer Review and must comply with Staff Hearing Officer Resolution No. 023-11.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1910 COYOTE CIR****RS-1A Zone****(7:00)**

Assessor's Parcel Number: 021-170-006
Application Number: MST2017-00222
Architect: Sophie Calvin
Owner: Bissell Living Trust

(Proposal for additions and alterations to an existing 2,272 square foot, one-story single residential unit with an attached 433 square foot, two-car garage. The proposed project includes a 789 square foot ground-floor master suite addition and a 317 square foot, one-car garage addition. Other site improvements include an interior remodel of 184 square feet, 424 square feet of new covered porches, a new Jacuzzi, and two new fire pits. No new landscaping or grading is proposed. The proposed total of 3,811 square feet of development on a 26,458 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1402 GRAND AVE****RS-1A/RS-15 Zone****(7:30)**

Assessor's Parcel Number: 029-110-047
Application Number: MST2017-00826
Owner: Joseph Kearns
Architect: DMHA

(Proposal for additions to an existing two-story single residential unit. The proposed project includes an 808 square foot addition to the upper level and a new 539 square foot, attached two-car garage. The project will address violations in Enforcement Case ENF2016-00296 and Zoning Information Report ZIR2016-00113. The proposed total of 4,081 square feet of development on a 5.22 acre lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project must comply with Staff Hearing Officer Resolution No. 046-09.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS