



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### FEBRUARY 5, 2018

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://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](mailto: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](http://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](mailto: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](http://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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SFDBVideos](http://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, February 1, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://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 **January 22, 2018**.C. Consent Calendar of **January 29** and **February 5, 2018**.

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

## E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 1703 LA VISTA DEL OCEANO DR****RS-15 Zone****(3:10)**

Assessor's Parcel Number:	035-480-059
Application Number:	MST2005-00018
Owner:	Vista Oceano La Mesa Venture, LLC
Architect:	Zehren and 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 October 30, 2017.)**

**FINAL REVIEW****2. 940 ALSTON RD****RS-25 Zone**

**(3:40)** Assessor's Parcel Number: 015-173-028  
Application Number: MST2016-00444  
Owner: Inken H. Gerlach and Charles R. Rudd  
Agent: Kas Seefeld

(This is a revised project description. Proposal to construct a new 4,402 square foot, two-story single-family residence with a 608 square foot basement, 440 square foot detached garage, and 499 square foot detached accessory structure on a previously undeveloped site. Proposed site improvements include 842 square feet of decks, a 34'x12' swimming pool, spa, and new site landscaping, including the removal of one palm tree. Approximately 810 cubic yards of cut and 1,725 cubic yards of fill will occur with 915 cubic yards to be imported. The proposed total of 5,509 square feet on 1.72 acre lot located in the Hillside Design District is 102% of the guideline maximum floor to-lot-area ratio (FAR). Staff Hearing Officer review for a requested Zoning Modification to allow an accessory building to be located in the remaining front yard was approved.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 052-17. Project was last reviewed October 16, 2017.)**

**FINAL REVIEW****3. 509 LA MARINA DR****RS-7.5 Zone**

**(4:00)** 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).)

**(Final Approval is requested. Project was last reviewed October 2, 2017.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1709 SUNSET AVE****R-M Zone**

**(4:30)** 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.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 8 FELLOWSHIP CIR****RS-15 Zone**

**(4:50)** Assessor's Parcel Number: 041-152-007  
Application Number: MST2017-00836  
Owner: Derrick & Lee  
Architect: Martha Degasis

(Proposal for site improvements to an existing single residential unit. The proposed project includes replacing the existing 525 square foot asphalt driveway with permeable pavers, a new 500 square foot permeable patio, a new 395 square foot wood deck, window and door replacements, a 42" high rolling gate, and low water use landscaping. A Minor Zoning Exception is requested for a new five foot tall hedge to be located atop the existing 3.5' tall brick wall along the front lot line, which will exceed the allowed eight foot height limit. There is no new square footage proposed to the existing single residential unit.)

**(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: PUBLIC HEARING****6. 828 SUMMIT RD****RS-25 Zone**

**(5:20)** Assessor's Parcel Number: 015-172-023  
Application Number: MST2018-00014  
Owner: Robert Rumsey  
Applicant: Brian Miller

(Proposal to construct a new 2,808 square foot, one-story single residential unit with a 610 square foot, attached, two-car garage on a currently vacant lot. Other site improvements include a new swimming pool, terraces, and landscaping. Approximately 10 cubic yards of grading will occur on site. The proposed total of 3,418 square feet of development on a 40,549 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires Environmental Assessment.)**

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1517 SHORELINE DR****E-3/SD-3 Zone**

**(6:30)** Assessor's Parcel Number: 045-182-007  
Application Number: MST2017-00842  
Owner: Leatherman Family Trust  
Applicant: Amy Von Protz

(Proposal for additions and alterations to an existing 1,396 square foot, two-story single residential unit with an attached 192 square foot, one-car garage. The proposed project includes a 286 square foot, second-story addition and a garage addition of 179 square feet. Other site improvements include a new 115 square foot, second-story deck and a new standing seam metal roof. The proposed total of 2,053 square feet of development on a 4,902 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a Zoning Modification request to allow the proposed garage addition to encroach within the required front setback. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

**(Comments Only. One-time concept review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 743 LITCHFIELD LN****RS-15 Zone****(7:00)**

Assessor's Parcel Number: 041-181-010  
Application Number: MST2018-00002  
Owner: Inger L. Budke

(Proposal to construct a 656 square foot, ground-level addition and a 1,364 square foot, lower-level addition to an existing 1,163 square foot, one-story single residential unit. Other site improvements include the relocation of the existing 387 square foot garage. Approximately 255 cubic yards of cut and fill will occur under the main building footprint, and 15 cubic yards of cut and fill will occur outside of the main building footprint, with 270 cubic yards of export to leave the site. The proposed total of 3,570 square feet of development on a 17,656 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow a new two-car garage and restroom to be located within the required 30-foot front and 10-foot interior setback.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 1025 E COTA ST****R-2 Zone****(7:30)**

Assessor's Parcel Number: 031-185-014  
Application Number: MST2017-00841  
Owner: Riad Bahhur  
Architect: David Burke

(Proposal to construct a new 1,236 square foot, two-story single residential unit with a 448 square foot, attached, two-car garage on a vacant lot. A 600 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 new landscaping and 281 square feet of patio areas. Approximately 143 cubic yards of import/export will occur on site. The proposed total of 1,684 square feet of development on a 5,000 square foot lot is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires Environmental Assessment.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**