



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

TUESDAY, FEBRUARY 20, 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, February 15, 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. 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 **February 5, 2018**.C. Consent Calendar of **February 20, 2018**.

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

E. Subcommittee Reports.

DISCUSSION ITEM**1. ACCESSORY DWELLING UNIT (ADU) ORDINANCE****(3:10)**

Staff:

Marck Aguilar, Project Planner

Rosie Dyste, Project Planner

(ADU discussion of design standards for administrative approval, proposed for inclusion in the ADU Ordinance. The draft ADU Ordinance is scheduled for a City Council Ordinance Committee hearing on February 27, 2018, for review and to make a recommendation to City Council.)

FINAL REVIEW**2. 459 EL CIELITO RD****RS-1A Zone****(3:55)**

Assessor's Parcel Number:

021-082-026

Application Number:

MST2016-00562

Owner:

Dave Brown

Architect:

Kent Mixon

(Proposal to construct a new 3,179 square foot, one-story single-family residence with a 235 square foot attached art studio and 571 square foot attached garage on a currently vacant lot, where the previous single-family residence was destroyed in the Jesusita Fire. The proposal also includes a new 200 square foot swimming pool, 686 square feet of covered patio and 1,059 square feet of uncovered patio. Approximately 421 cubic yards of cut and 233 cubic yards of fill will occur on-site with 198 cubic yards of grading to be exported off-site. The proposed total of 3,985 square feet on a 1.03 acre lot is 80% of the guideline maximum floor to-lot-area ratio (FAR).)

(Final Approval is requested. Project was last reviewed January 9, 2017.)

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

(4:15) 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 December 11, 2017.)

FINAL REVIEW**4. 626 ALSTON RD****RS-25 Zone**

(4:35) 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).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed November 27, 2017.)

CONCEPT REVIEW (CONT.)**5. 1420 MANITOU RD****RS-15 Zone**

(4:55) Assessor's Parcel Number: 049-222-004
Application Number: MST2017-00602
Owner: Smith Living Trust
Designer: Amy Von Protz

(Proposal for additions and alterations to an existing 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The proposed project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 117 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2017-00088.)

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

CONCEPT REVIEW (CONT.)**6. 1306 DOVER HILL RD****RS-15 Zone**

(5:25) Assessor's Parcel Number: 019-103-014
Application Number: MST2017-00764
Owner: Erik T. Nickel
Designer: Amy Von Protz

(Proposal to install a new "hill hiker" accessibility ramp along the west side of the existing multi-story single residential unit. There are no proposed alterations to the existing residential unit or the one-story accessory building located in the Hillside Design District. Staff Hearing Officer review is requested for a Zoning Modification request to allow the "hill hiker" to encroach within the required interior setback.)

(Comments Only. Project requires Staff Hearing Officer review and was last reviewed January 8, 2018).

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

PROJECT DESIGN REVIEW**7. 218 LAS ONDAS****E-3/SD-3 Zone**

(6:30) 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.)

(Project Design Approval is requested. Project was last reviewed December 11, 2017.)

CONCEPT REVIEW (CONT.)**8. 1402 GRAND AVE****RS-1A/RS-15 Zone**

(7:00) 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed January 22, 2018.)

CONCEPT REVIEW (CONT.)**9. 1751 GRAND AVE****R-2 Zone****(7:30)**

Assessor's Parcel Number: 027-141-009
Application Number: MST2017-00854
Owner: Jax J. Carroll II
Architect: Tom Meaney

(Proposal for a partial demolition and alterations to an existing 1,454 square foot, two-level, single residential unit that will result in a 22 square foot addition on the main level and a 397 square foot addition on the lower level. Other site improvements include a new roof deck. The proposed total of 1,873 square feet of development on a 5,148 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address a violations in Zoning Information Report ZIR2016-00088.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed January 22, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS