



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MARCH 5, 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, March 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.

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 20, 2018**.C. Consent Calendar of **February 26** and **March 5, 2018**.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1631 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number:	045-173-022
Application Number:	MST2016-00241
Owner:	Chad Yonker
Architect:	Tom Ochsner
Landscape Architect:	Charles McClure Landscape Architects

(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 which 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).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 017-17 and was last reviewed September 18, 2017.)

PROJECT DESIGN REVIEW**2. 218 LAS ONDAS****E-3/SD-3 Zone****(3:50)**

Assessor's Parcel Number: 045-162-027
Application Number: MST2017-00734
Owner: Dave & Sarah 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.)

REVIEW AFTER FINAL**3. 1548 ALAMEDA PADRE SERRA****RS-15 Zone****(4:20)**

Assessor's Parcel Number: 019-183-010
Application Number: MST2016-00140
Owner: Charlotte Keenan Elaine Living Trust
Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for alterations to the workshop. Project was last reviewed November 21, 2016.)

PROJECT DESIGN REVIEW**4. 2002 GRAND AVE****R-2 Zone**

(4:40) Assessor's Parcel Number: 025-346-008
Application Number: MST2017-00548
Owner: Suzanne Duca Ira Rollover F/B/O
Applicant: Loren Solin

(Proposal to remodel 112 square feet of an existing kitchen, replace windows, relocate the front entry door and re-roof an existing 695 square foot, single-family residence with an attached 227 square foot one-car garage. Other site improvements include a new 112 square foot patio cover, three new skylights, removal of an existing wood deck and the installation of a new 494 square foot wrap around flagstone patio. The existing total of 922 square feet of development on a 4,042 square foot lot located in the Hillside Design District is 42% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer approval was granted for Zoning Modification requests to allow encroachments within the primary and secondary front setbacks.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-17 and was last reviewed October 2, 2017.)

IN-PROGRESS REVIEW**5. 20 CAMINO ALTO****RS-1A Zone**

(5:10) Assessor's Parcel Number: 019-142-009
Application Number: MST2017-00014
Owner: Gregory Warren Hurd
Agent: Troy White
Architect: Chas Architects

(Proposal to construct a new 4,450 square foot two-story single-family residence with an attached 562 square foot two-car garage to replace the previous single family residence lost in the Tea Fire. The project also includes 232 square feet of covered terrace and 450 square feet of roof-top terrace. Other site improvements include a new driveway and site landscaping. Grading outside the main building footprint will consist of 31 cubic yards, grading under the main building will consist of 250 cubic yards, and 281 cubic yards of import will occur on site. The proposed total of 5,694 square feet on a 1.3 acre lot located in the Hillside Design District is 109% of the guideline maximum floor to-lot-area ratio (FAR).)

(Third Concept Review. Comments Only. Project was last reviewed March 6, 2017.)

PROJECT DESIGN REVIEW**6. 580 RICARDO AVE****RS-15 Zone**

(5:40) Assessor's Parcel Number: 035-131-008
 Application Number: MST2016-00164
 Owner: Bob Kafkis
 Architect: Chris Cottrell

(This is a revised project description. Proposal for a 597 square foot second-story addition with a 75 square foot balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two car garage. The project includes a new roof cover at the front entry and a new pool, pool equipment, and spa in the rear yard. The proposed total of 2,280 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed May 31, 2016.)

*** THE BOARD WILL RECESS FROM 6:10 TO 6:40 P.M. ***

CONCEPT REVIEW (CONT.)**7. 1306 DOVER HILL RD****RS-15 Zone**

(6:40) 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.)

CONCEPT REVIEW (CONT.)**8. 1554 ALAMEDA PADRE SERRA****RS-15 Zone**

(7:10) 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 December 11, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 802 OLIVE ST

R-M Zone

(7:40)

Assessor's Parcel Number: 031-031-029
Application Number: MST2014-00473
Owner: Maria Iglesias Rodriguez

(Proposal to permit approximately 138 linear feet of unpermitted 3' tall wood fence above an existing and approximately 4' tall retaining wall in the front yards of an existing single residential unit on a corner lot. A Minor Zoning Exception is requested to allow the wall and fence to have a cumulative height of up to 7'-4" within 10 feet of the front property lines.)

(Comments Only. Project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS