



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

#### APRIL 16, 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  
Kathleen Goo, 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. 3308. 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, April 12, 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 **April 2, 2018**.C. Consent Calendar of **April 9** and **April 16, 2018**.

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

## E. Subcommittee Reports.

**IN-PROGRESS REVIEW****1. 1704 LA VISTA DEL OCEANO DR RS-15 Zone**

**(3:10)** Assessor's Parcel Number: 035-480-060  
 Application Number: MST2005-00019  
 Owner: Claudia Arango  
 Architect: Zehren & Associates  
 Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single-family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

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

**PROJECT DESIGN REVIEW****2. 1426 MOUNTAIN VIEW RD RS-15 Zone**

**(3:30)** Assessor's Parcel Number: 035-071-007  
 Application Number: MST2018-00121  
 Owner: David Gutierrez  
 Architect: Tracy Burnell

(Proposal for alterations to an existing 2,299 square foot, two-story single residential unit with an attached 591 square foot two-car garage. The proposed project includes converting 110 square feet of garage space to first-floor habitable space, and an interior remodel of 406 square feet. Other site improvements include the replacement of windows and doors, a new tank-less water heater, reconstructing the deck, and replacing an existing trellis with a new one. The proposed total of 2,890 square feet of development on a 17,385 square foot lot located in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed April 2, 2018.)**

**CONCEPT REVIEW (CONT.)****3. 1346 MANITOU RD****RS-15 Zone**

**(3:50)** Assessor's Parcel Number: 049-210-010  
Application Number: MST2018-00145  
Owner: Lewis E. Manning  
Architect: David Winitzky

(Proposal to install a new 17-foot high 15,000 gallon galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade. Approximately 38.5 cubic yards of excavation is proposed, to be redistributed at adjacent grade. There is no new square footage proposed to the existing single residential unit.)

**(Action may be taken if sufficient information is provided. Project was last reviewed April 2, 2018.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 945 ARBOLADO RD****RS-15 Zone**

**(4:10)** Assessor's Parcel Number: 019-241-004  
Application Number: MST2018-00144  
Owner: Edward Glassgold  
Applicant: Chris Cottrell

(Proposal for additions and alterations to an existing 2,540 square foot, two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks, and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1633 OVERLOOK LN****RS-15 Zone**

**(4:40)** Assessor's Parcel Number: 015-191-001  
Application Number: MST2018-00064  
Owner: Stephen McHugh

(Proposal to construct 597 square feet of lower level additions to an existing 3,612 square foot, two-level single-family dwelling with a detached 529 square foot two-car garage. The proposed project includes 597 square feet of expanded roof decks above the additions as well as minor door and window alterations. Staff Hearing Officer review is requested to allow the unpermitted pergolas to encroach within the required front setback. The proposed total of 4,738 square feet of development on a 24,817 square foot lot located in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**6. 1325 W MOUNTAIN DR**

**RS-1A Zone**

**(5:10)** Assessor's Parcel Number: 021-050-027  
Application Number: MST2018-00161  
Owner: Carolyn H. Cusack Living Trust  
Designer: Brian Zant

(Proposal to enclose an existing 502 square foot patio at an existing 2,130 square foot, one-story single residential unit with a detached 499 square foot two-car garage. Other site improvements include a door replacement, and the addition of painted black metal trellises to the south-facing doors and windows. The proposed total of 3,131 square feet of development on a 1.82 acre lot located in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**