



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MAY 14, 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
Kathleen Goo, 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. 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. 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, May 10, 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 **April 30, 2018**.C. Consent Calendar of **May 7** and **May 14, 2018**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 1202 DIANA RD****RS-6 Zone****(3:10)**

Assessor's Parcel Number:	031-190-008
Application Number:	MST2017-00217
Owner:	BLH Properties LLC
Applicant:	Shaun Lynch
Contractor:	Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 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 9,000 to 15,566 square feet. The proposal includes development of one new primary dwelling unit on three of the four proposed lots (1, 2, and 4), subject to review by the Single Family Design Board (SFDB). The proposed new residential units range in size from 2,161 to 2,694 square feet, including an attached two-car garage, and range from 54 to 78% of the maximum required floor-to-lot area ratio (FAR). Proposed lot 3 includes an existing one-story residential adobe, which is deemed eligible to be designated a historic resource by the City Urban Historian, and subject to review by the Historic Landmarks Commission (HLC). The application includes demolition of the "as-built" non-permitted additions, resulting in the original 975 square foot adobe residence to remain. A new two-car garage is proposed at the rear of the existing adobe. Lot 3 development includes a proposed total of 1,375 square feet, located on the 12,648 square foot lot, and is 34% of the maximum required floor-to-lot area ratio (FAR). Site improvements for the subdivision include demolition of the existing detached garage and detached accessory buildings, site grading (990 cubic yards of cut and 540 cubic yards of fill), removal, relocation, and replacement of Oak trees, and 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 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. Project was last reviewed January 22, 2018.)

FINAL REVIEW**2. 1224 HARBOR HILLS DR****RS-15 Zone**

(3:55) Assessor's Parcel Number: 035-480-070
Application Number: MST2017-00647
Owner: Cecil Kyte
Architect: Melisa Turner
Applicant: Shaun Lynch

(Proposal to construct a new 3,539 square foot, one-story single residential unit with an attached basement and 473 square foot, two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 4,012 square feet of development on a 28,459 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP). Project was last reviewed December 11, 2017.)

FINAL REVIEW**3. 1625 OVERLOOK LN****RS-15 Zone**

(4:15) Assessor's Parcel Number: 015-152-012
Application Number: MST2017-00030
Owner: Frank Suryan
Applicant: Ray Twyford

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 3,985 square foot multi-story single-family residence with a 285 square foot second story element, 482 square foot wine cellar and 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 34' x 15' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 662 cubic yards of cut and 100 cubic yards of fill. The proposed total of 3,985 square feet on a 22,428 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed May 15, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 717 WESTERN AVE****R-2 Zone**

(4:35) Assessor's Parcel Number: 039-032-033
Application Number: MST2018-00197
Owner: Douglas J. Cicileo
Applicant: John Eisenbeisz

(Proposal to construct a new detached 478 square foot two-car garage with 519 square feet of accessory space and storage above. A new driveway is also proposed. There are no proposed alterations to the existing 762 square foot one-story single residential unit. The proposed total of 1,758 square feet of development on a 5,663 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow the proposed garage and accessory space to encroach within the required front and interior setback and an open yard modification request.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 881 PASEO FERRELO****RS-15 Zone**

(5:05) Assessor's Parcel Number: 029-321-006
Application Number: MST2018-00163
Owner: Peak10, LP

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14' in height.)

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

CONCEPT REVIEW - CONTINUED ITEM**6. 1025 E COTA ST****R-2 Zone**

(5:35) 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).)

(Third Concept Review. Project was last reviewed March 19, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS