



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

TUESDAY, MAY 29, 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 24, 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 **May 14, 2018**.C. Consent Calendar of **May 14** and **May 29, 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 May 14, 2018.)

REVIEW AFTER FINAL**2. 1150 HARBOR HILLS DR RS-15 Zone**

(3:50) Assessor's Parcel Number: 035-313-002
Application Number: MST2016-00363
Owner: Avo Semerdjian
Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised roof material. Project was last reviewed May 21, 2018.)

PROJECT DESIGN REVIEW**3. 1563 SYCAMORE CANYON RD RS-1A Zone**

(4:10) Assessor's Parcel Number: 019-320-010
Application Number: MST2017-00439
Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area-ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed January 22, 2018.)

PROJECT DESIGN REVIEW**4. 1025 E COTA ST R-2 Zone**

(4:30) 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).)

(Project Design Approval is requested. Project was last reviewed March 19, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**5. 2620 SAMARKAND DR****RS-7.5/USS Zone**

(4:50) Assessor's Parcel Number: 051-310-031
Application Number: MST2017-00761
Owner: Joseph Leonard
Architect: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot, one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 558 square feet, and a second-story addition of 650 square feet. Other site improvements include a new 755 square foot roof deck, 170 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 50 cubic yards of grading will occur on site. The proposed total 2,773 square feet of development on an 11,092 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review. Project was last reviewed April 30, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**6. 945 ARBOLADO RD****RS-15 Zone**

(5:10) 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).)

(Second Concept Review. Comments Only. Project was last reviewed April 16, 2018.)

*** THE BOARD WILL RECESS FROM 5:40 TO 6:10 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**7. 2901 PASEO TRANQUILLO****RS-7.5 Zone**

(6:10) Assessor's Parcel Number: 053-203-008
Application Number: MST2017-00568
Owner: Gooch Retirement Plan Trust
Applicant: Amy Von Protz
Designer: Jessie Davis

(Proposal to construct 2,033 square feet of first- and second-floor additions to an existing 877 square foot one-story, single-family residence with a 364 square foot one-car garage. The proposed project also includes demolishing the existing one-car garage and constructing a new 498 square foot attached two-car garage. Other site improvements include an interior remodel and an attached Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 3,408 square feet of development on a 9,672 square foot lot is 95% of the maximum allowable floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested to allow window alterations within the required interior setback that will be less than 5' from the interior property line.)

(Second Concept Review. Comments Only. Project was last reviewed October 2, 2017.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1803 ROBBINS ST****RS-6 Zone**

(6:40) Assessor's Parcel Number: 043-142-010
Application Number: MST2018-00225
Owner: Noah Levit
Applicant: Harold Powell

(Proposal for additions and alterations to an existing 842 square foot one-story single residential unit with a detached 313 square foot two-car garage. The proposal includes a first-floor addition of 64 square feet and a new 306 square foot second-story addition. Other site improvements include an interior remodel and a new 180 square foot deck at the rear of the residence. The proposed total of 1,525 square feet of development on a 5,625 square foot lot is 59% of the maximum allowable floor-to-lot area ratio (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS