



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### JUNE 11, 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, June 7, 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 **Tuesday, May 29, 2018.**C. Consent Calendar of **June 4** and **June 11, 2018.**

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

## E. Subcommittee Reports.

**FINAL REVIEW****1. 1632 LA VISTA DEL OCEANO DR****RS-15 Zone****(3:15)**

Assessor's Parcel Number: 035-180-081  
Application Number: MST2014-00200  
Owner: Young-Saari Living Trust  
Architect: James LeCron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. The project includes an Administrative Exception to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on September 8, 2015.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 881 PASEO FERRELO****RS-15 Zone**

**(3:40)** 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.)

**(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on May 14, 2018.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 1633 OVERLOOK LN****RS-15 Zone**

**(4:15)** 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).)

**(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on April 16, 2018.)**

**CONCEPT REVIEW - NEW ITEM****4. 127 E VALERIO ST****R-2 Zone**

**(4:50)** Assessor's Parcel Number: 027-111-011  
Application Number: MST2018-00176  
Owner: Richard K. Untermann  
Architect: David Ferin

(Proposal to convert an existing two-story 2,863 square foot duplex to a single family residence. The project includes demolition of approximately 397 square feet of second-story interior floor area, and the construction of a 244 square foot addition on the first floor. The overall size of the structure will be reduced from 2,863 to 2,710 square feet and will result in a structure which is 103% of the maximum allowed floor-to-lot area ratio (FAR) on the 5,846 square foot lot. Also proposed are exterior changes to doors, siding, and windows as well as a reconfigured driveway, car turnstile, and improvements to landscaping. The sandstone wall bordering the Public Right of Way is historically significant and shall be retained.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**