



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### JUNE 25, 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

---

**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 21, 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 **June 11, 2018**.C. Consent Calendar of **June 18** and **June 25, 2018**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 2901 PASEO TRANQUILLO****RS-7.5 Zone****(3:10)**

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

(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 feet from the interior property line.)

**(Project Design Approval is requested. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.165.040.B.2, for the proposed openings in setback allowances. Project was last reviewed May 29, 2018.)**

**CONCEPT REVIEW - NEW ITEM****2. 845 SEA RANCH DR****A-1/SD-3 Zone****(3:25)**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2018-00307  
Owner: Bill Burke, BRKCO, Inc.  
Architect: Kelly Teich

(Proposal to renovate an existing 5,536 square foot single residential unit with an attached 643 square foot three-car garage and 1,378 square foot basement. The proposed project includes a net reduction of 77 square feet to the existing residence, an addition of 53 square feet to the attached garage, and a reduction of 630 square feet within the basement. Alterations to the exterior of the residence include a new standing seam metal roof, new doors and windows, wood siding with smooth plaster finishes, as well as a glass curtain wall system. Other site improvements include the removal of the existing pool and proposing a new pool in a different location, removal of the existing tennis court, and new landscape and hardscape. The proposed total of 6,903 square feet of development on a 1.31 acre lot located in the Hillside Design District is 134% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 816 ROBLE LN****RS-15 Zone****(3:55)**

Assessor's Parcel Number: 019-251-005  
Application Number: MST2018-00265  
Owner: Gary Zentmyer  
Designer: George Mansour

(Proposal for additions and alterations to an existing three-story single residential unit. The proposed project consists of redesigning to Spanish Colonial Revival style consisting of a new roof, new plaster exterior, new windows and doors, larger patio, new garage door, new elevator, and landscaping. The existing house is nonconforming to the maximum floor-to-lot area ratio (FAR), and is allowed a one-time addition of no more than 100 square feet of floor area. Additions of 20 square feet at the garage level, 38 square feet at the second floor, and 30 square feet at the third floor are proposed. The new elevator results in a 60 square foot reduction of floor area, and the resulting net increase is 73 square feet. Staff Hearing Officer review is requested for zoning modifications to allow front stair and porch alterations in the required front setback and minor additions in the required interior setback.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**