



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JULY 9, 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

NOTICE

* THE BOARD WILL CONDUCT A SITE VISIT AT 2:00 P.M. *
945 ARBOLADO ROAD

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).

NOTE: Agenda schedule is subject to change as cancellations occur.

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.

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, July 5, 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 **June 25, 2018**.C. Consent Calendar of **July 2, 2018**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 104 JORGENSEN LN****RS-1A Zone****(3:10)**

Assessor's Parcel Number:	021-110-038
Application Number:	MST2017-00713
Owner:	Jason L. Rick
Applicant:	Mark Lloyd
Architect:	Brian Cearnal

(Proposal for a two-lot subdivision of an existing 4.43 acre parcel resulting in Lot 1 at 2.32 acres and Lot 2 at 2.11 acres, and construction of a new two-story single residential unit and attached garage on Lot 2. The proposed house and garage total approximately 5,163 square feet and is 92% of the guideline maximum floor-to-lot area ratio (FAR). Planning Commission Review is requested for a Tentative Subdivision Map, Zoning Modifications for lot frontage, and Public Street Waivers for the two proposed lots.)

(First Concept Review. Comments Only. Project requires Planning Commission Review.)

PROJECT DESIGN REVIEW**2. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone****(3:40)**

Assessor's Parcel Number: 045-131-030
Application Number: MST2017-00648
Architect: Thompson Naylor Architects
Owner: Rodoni Family Trust

(Proposal to demolish an existing 1,142 square foot, single residential unit with an attached 239 square foot, one-car garage and construct a new 2,278 square foot, two-story single residential unit with an attached 400 square foot, two-car garage and 106 square feet of accessory space. Also proposed are 830 square feet of patios and decks. Approximately 290 cubic yards of grading will occur on site. The proposed total of 2,784 square feet of development on an 11,665 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The project site is located within the Non-Appealable Jurisdiction of the Coastal Zone. Coastal Review will include review of a Coastal Exclusion application. A separate concurrent application is proposed to construct a new 422 square foot detached Accessory Dwelling Unit (ADU) and one uncovered parking space. Per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation.)

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

PROJECT DESIGN REVIEW**3. 1117 HARBOR HILLS DR****RS-15 Zone****(4:10)**

Assessor's Parcel Number: 035-314-019
Application Number: MST2017-00431
Owner: Akila Krish
Architect: James Lecron

(Proposal to demolish an existing 2,075 square foot one-story, single-family dwelling with an attached 460 square foot two-car garage, and construct a new 2,939 square foot, one-story, single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for new construction within the required 30-foot front setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 066-17. Project was last reviewed March 19, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**4. 945 ARBOLADO RD****RS-15 Zone**

(4:40) 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).)

(Third Concept Review. Comments Only. Project was last reviewed May 29, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**5. 20 WOODALE LN****RS-1A Zone**

(5:20) Assessor's Parcel Number: 021-161-005
Application Number: MST2018-00078
Owner: Margaret B. Voegel Sharpe, Trustee
Designer: Mark Armstrong
Contractor: James Hughes

(Proposal for alterations to an existing 3,108 square foot single residential unit with a 641 square foot garage. The proposal includes permitting an unpermitted 621 square foot three-car garage and permitting the conversion of the original garage to habitable space. Other site improvements include the removal of a 6' curved wall in front of the original garage, the removal of a trellis located in the interior setback on south property line, and removal of a shed. The proposal also includes replacement of the existing deck, a new roof, new windows, and changes to the front entry. The proposed total of 4,436 square feet of development on a 25,264 square foot lot located in the Hillside Design District is 94% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Comments Only. Project was last reviewed March 19, 2018.)

*** THE BOARD WILL RECESS FROM 6:00 TO 6:30 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2840 SERENA RD****RS-7.5/USS Zone****(6:30)**

Assessor's Parcel Number: 051-212-013
Application Number: MST2018-00294
Owner: Rochelle Family Trust
Architect: Don Swann
Engineer: Gary Frolenko

(Proposal for additions and alterations to an existing 1,243 square foot one-story single residential unit with a detached 360 square foot two-car garage. The proposed project includes 458 square feet of additions to the residence, demolition of the existing two-car garage and construction of a new 459 square foot detached two-car garage with a 436 square foot Accessory Dwelling Unit (ADU) constructed above. Other site improvements include a new 20 square foot deck as well as minor landscape and hardscape alterations. Approximately 24 cubic yards of cut will occur under the building footprint and 24 cubic yards of fill will occur outside of the building footprint. The proposed total of 2,596 square feet of development on a 7,500 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(First Concept Review. Comments Only.)

CONCEPT REVIEW - NEW ITEM**7. 917 PASEO FERRELO****RS-15 Zone****(7:00)**

Assessor's Parcel Number: 029-261-006
Application Number: MST2018-00305
Owner: Mark Brinkman
Applicant: Jose Sanchez

(Proposal to permit unpermitted alterations to an existing 2,346 square foot two-story single residential unit with an attached 650 square foot two-car garage. The proposed project includes permitting glass railing on the existing deck, glass garage doors, an A.C. unit, a retaining wall, and a shoring wall. Other site improvements include the demolition of a deck within the rear yard. There is no new square footage proposed to the existing residence as part of this application. The existing total of 2,996 square feet of development on a 10,500 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2015-00801.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1666 LAS CANOAS RD****RS-1A Zone****(7:30)**

Assessor's Parcel Number: 021-072-011
Application Number: MST2018-00330
Owner: John Mosby
Applicant: Dylan Henderson

(Proposal for additions and alterations to an existing 2,822 square foot two-story single residential unit with a 340 square foot detached two-car carport. The proposed project includes a first-floor addition of 196 square feet and a second-story addition of 196 square feet. Other site improvements include the re-orientation of an exterior staircase and an interior remodel. The proposed project will abate violations in Zoning Information Report ZIR2015-00106. The proposed total of 3,554 square feet of development on a 1 acre lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

(First Concept Review. Comments Only.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS