



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JULY 23, 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, July 19, 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 **July 9, 2018**.C. Consent Calendar of **July 16** and **July 23, 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. 726 N LA CUMBRE****County Zone****(3:10)**

Assessor's Parcel Number:	057-111-003
Application Number:	MST2016-00431
Owner:	Cometa Trust
Agent:	Dudek

(The project involves the subdivision of 726 N. La Cumbre Road into three lots ranging in size from 8,000 square feet to 13,100 square feet and annexation of the parcel(s) into the City of Santa Barbara. The property is currently developed with a 1,420 square foot single family residence and a 480 square feet detached garage. There is a County-approved building permit for an addition to this single family residence. The parcel is accessed off of Pemm Place and is bounded by La Cumbre Road to the west. Planning Commission review is required for the proposed tentative subdivision.)

(Comments Only. Project requires Planning Commission review.)

REVIEW AFTER FINAL**2. 1686 LAS CANOAS RD****RS-1A Zone**

(3:40) Assessor's Parcel Number: 021-072-007
Application Number: MST2015-00573
Owner: Linda Kiefer
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review was requested and approved for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Review After Final is requested for horse feeding structures, pasture shelters, fencing, two water storage tanks, bio-swale alterations and revisions to the driveway material. Project was last reviewed July 2, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**3. 1534 LA CORONILLA DR****RS-15 Zone**

(4:00) Assessor's Parcel Number: 035-301-008
Application Number: MST2018-00112
Owner: Elk Trust
Architect: Pacific Architects

(Proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Second Concept Review. Comments Only. Project was last reviewed April 2, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2736 EL PRADO RD****RS-7.5/USS Zone****(4:30)**

Assessor's Parcel Number: 051-282-025
Application Number: MST2018-00249
Owner: Susanna E. Steeneken

(Proposal for additions and alterations to an existing 945 square foot one-story single residential unit with a detached 296 square foot one-car garage. Additions include an 884 square foot first-floor addition, a basement addition of 1,001 square feet and a 215 square foot accessory workshop located within the basement. The project scope includes demolishing the existing one-car garage and constructing a new detached 265 square foot one-car garage. Other site improvements include the replacement of the existing composite shingle roof with a new terra cotta tile roof, replacement of all windows, a driveway extension, new 38" garden walls, a new 6' tall fence along the interior property lines, new hardscape and landscape, a front porch extension and permitting decks on site. Approximately 34 cubic yards of cut and 40 cubic yards of fill will occur outside of the main building footprint. The proposed total of 2,702 square feet of development on an 11,325 square foot lot is 70% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for a Performance Standard Permit for the proposed basement configuration.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3241 LUCINDA LN****RS-7.5 Zone****(5:00)**

Assessor's Parcel Number: 055-191-006
Application Number: MST2018-00343
Owner: Christopher Knapp
Applicant: Tod Stock

(Proposal for additions and alterations to an existing 2,100 square foot two-story single residential unit with a detached 346 square foot two-car garage. The proposal includes a second-story addition of 541 square feet and a new 96 square foot second story deck. The proposed total of 2,641 square feet of development on a 6,200 square foot lot is 97% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM**6. 120 SUMMIT LN****RS-25 Zone****(5:30)**

Assessor's Parcel Number: 015-320-002
Application Number: MST2018-00357
Owner: Evick Family Trust
Architect: Becker, Hensen, Niksto Architects
Contractor: Bowman Construction
Engineer: Studio Engineers Inc.

(Proposal for alterations to an existing 3,608 square foot one-story single residential unit with an attached 740 square foot three-car garage. The proposed project includes converting 74 square feet of the existing garage into habitable space. Exterior alterations include replacing the existing tile roof with composite shingles, window and door alterations, new board and batten siding, a covered entry deck and converting an existing trellis to a solid flat roof. Other site improvements include a new pool and spa at the rear. The existing total of 4,348 square feet of development on a 37,913 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2018-00158.)

(Comments Only. Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2315 CHAPALA ST****RS-7.5 Zone****(6:00)**

Assessor's Parcel Number: 025-113-011
Application Number: MST2018-00171
Owner: Darren A. Peterson
Designer: Brian Miller

(The Mission Revival residence is part of an intact early 20th Century streetscape and is a contributing structure to a potential historic district. Proposal for a remodel and addition, including a new second-story and basement to the existing single-family residence. The project includes demolition of the existing one-car garage, and construction of a new 463 square foot two-car garage. The proposed total of 2,380 square feet on a 6,460 square foot lot is 85% of the maximum required floor-to-lot area ratio. Project requires a modification by the Staff Hearing Officer for the reduced area of qualifying open yard.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS