



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

AUGUST 20, 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, August 16, 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 **August 6, 2018**.C. Consent Calendar of **August 13** and **August 20, 2018**.

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

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1686 LAS CANOAS RD****RS-1A Zone****(3:10)**

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 23, 2018.)

PROJECT DESIGN REVIEW**2. 26 WADE CT****A-1/SD-3 Zone****(3:40)**

Assessor's Parcel Number: 047-091-037
Application Number: MST2017-00488
Owner: 26 Wade Trust
Architect: Pacific Architects
Designer: Robert Vatter

(Proposal to construct a new 3,842 square foot two-story single-family residence with a detached 474 square foot two-car garage on a currently vacant lot. Other site improvements include retaining walls, pool and spa, 466 square feet of balconies, sauna and a trellis covered barbeque patio. A 619 square foot attached Accessory Dwelling Unit (ADU) is also proposed with a 276 square foot one-car garage above a subterranean cellar; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Approximately 1,201 cubic yards of cut and 507 cubic yards of fill will occur on site with 694 cubic yards of export. The proposed total of 4,316 square feet of development on a 1.23 acre lot is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed October 2, 2017.)

PROJECT DESIGN AND FINAL REVIEW**3. 420 TERRACE RD****RS-7.5 Zone****(4:10)**

Assessor's Parcel Number: 035-191-034
Application Number: MST2018-00387
Owner: Eric Bush
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 777 square foot single residential unit with an attached 303 square foot one-car garage. The proposed project includes an addition of 540 square feet, 376 square feet of covered patios and a new roof deck. The proposed total of 1,628 square feet of development on a 5,983 square foot lot is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed August 6, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**4. 2444 SANTA BARBARA ST****RS-15 Zone**

(4:30) Assessor's Parcel Number: 025-042-003
Application Number: MST2018-00410
Owner: West Bluff Capital, Inc.

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

(Action may be taken if sufficient information is provided. Project was last reviewed August 6, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**5. 1114 BEL AIR DR****RS-6 Zone**

(5:00) Assessor's Parcel Number: 043-270-010
Application Number: MST2018-00400
Owner: David Zisman
Designer: Jerry Rocci

(Proposal for a deck repair and addition to an existing raised deck at the rear of an existing single residential unit. The proposed project includes repairing the existing 1,113 square foot deck and adding a new 565 square foot connected deck. Other site improvements include a new hot tub on the lower deck, an outdoor kitchen area, integrated planters, a fountain at the front entry, new 8-foot tall hedges and fencing surrounding the property and a new driveway gate. There are no proposed alterations to the existing single residential unit or the attached two-car garage.)

(Action may be taken if sufficient information is provided. Project was last reviewed August 6, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**6. 2327 EDGEWATER WAY****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 041-350-007
Application Number: MST2016-00191
Owner: Hack Family Trust
Architect: Tom Henson

(This is a revised project description. Proposal to demolish an existing 1,697 square foot single residential unit with a detached 490 square foot two-car garage and an unpermitted 170 square foot carport and construct a new single residential unit. The proposal consists of a new 3,617 square foot two-story single residential unit with a 440 square foot attached two-car garage. Other site improvements include a new driveway and motor court, front porch, covered loggia and landscaping. The proposed total of 4,057 square feet of development on a 20,070 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). The project requires Planning Commission approval of a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission Review. Project was last reviewed November 28, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1901 GIBRALTAR RD****RS-1A Zone****(6:00)**

Assessor's Parcel Number: 021-082-009
Application Number: MST2018-00352
Owners: Jerry Simmons

(Proposal for additions and alterations to an existing 2,229 square foot two-story single residential unit with an existing 435 square foot two-car carport and a 429 square foot two-car garage. The proposed 1,537 square foot first-floor addition consists of converting the existing carport and storage into habitable areas. Other site alterations include converting the existing garage into a 440 square foot carport, converting the existing roof area over the current carport into an uncovered deck and replacing the existing deck railing and adding a new trellis at rear of house. The proposed total of 4,206 square feet of development on an acre lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED ITEM**8. 1402 GRAND AVE****RS-1A/RS-15 Zone****(6:30)**

Assessor's Parcel Number: 029-110-047
Application Number: MST2017-00826
Owner: Joseph Kearns
Architect: DMHA

(Proposal for additions to an existing two-story single residential unit. The proposed project includes an 808 square foot addition to the upper level and a new 539 square foot, attached two-car garage. The project will address violations in Enforcement Case ENF2016-00296 and Zoning Information Report ZIR2016-00113. The proposed total of 4,081 square feet of development on a 5.22 acre lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed February 20, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS