



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### SEPTEMBER 17, 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, September 13, 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 **Tues., September 4, 2018.**C. Consent Calendar of **September 10** and **September 17, 2018.**

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

## E. Subcommittee Reports.

F. The American Institute of Architects announces the 10<sup>th</sup> Annual ArchitectTour, "Rediscover Downtown," on Saturday, October 6, 2018. A 12-site tour celebrating the local architecture and the fabric of Santa Barbara's downtown, its benefits and cultural identity, including historic properties, hidden gems, and recent additions.**REVIEW AFTER FINAL****1. 1135 HARBOR HILLS DR****RS-15 Zone****(3:10)**

Assessor's Parcel Number:	035-314-005
Application Number:	MST2016-00484
Owner:	John Mithun
Architect:	Thomas Oschner, AIA Architect
Landscape Architect:	Brian Brodersen

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a roof material revision. Project was last reviewed September 10, 2018.)**

**CONCEPT REVIEW - CONTINUED ITEM****2. 2327 EDGEWATER WAY****E-3/SD-3 Zone**

**(3:30)** 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 August 20, 2018.)**

**FINAL REVIEW****3. 1625 OVERLOOK LN****RS-15 Zone**

**(4:00)** Assessor's Parcel Number: 015-152-012  
Application Number: MST2017-00030  
Owner: Frank Suryan  
Architect: Ray Twyford

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 3,985 square foot multi-story single-family residence with a 285 square foot second-story element, 482 square foot wine cellar and 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 34' x 15' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 662 cubic yards of cut and 100 cubic yards of fill. The proposed total of 3,985 square feet on a 22,428 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed May 14, 2018.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 2530 MESA SCHOOL LN****E-3/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 041-292-051  
Application Number: MST2018-00438  
Owner: Andrew Vonnegut Trust  
Designer: Stetson Design & Drafting

(Proposal for additions and alterations to an existing 1,951 square foot two-story single residential unit with a 440 square foot attached two-car garage. The proposed project includes a first-floor addition of 391 square feet and a second-story addition of 292 square feet. Other site improvements include a new covered porch, a complete reroof, new siding to match existing, new doors and windows, and a remodel of interior spaces. The proposed total of 3,074 square feet of development on an 11,247 square foot lot is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Non-Appeal Jurisdiction of the Coastal Zone and will require Coastal Review.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 958 ARBOLADO RD****RS-15 Zone**

**(5:00)** Assessor's Parcel Number: 019-232-010  
Application Number: MST2018-00448  
Owner: Daniel L. Greiwe  
Applicant: Chris Cottrell

(Proposal for additions and alterations to an existing 3,166 square foot two-story single residential unit with a 451 square foot attached two-car garage and 170 square foot storage area. The proposed project includes a 286 square foot second-story addition and an interior remodel. The proposed total of 4,073 square feet of development on a 29,858 square foot 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 - NEW ITEM: PUBLIC HEARING****6. 1335 MISSION RIDGE RD****RS-15 Zone**

**(5:30)** Assessor's Parcel Number: 019-210-005  
Application Number: MST2018-00465  
Owner: Dario L. Pini Trust  
Applicant: Mark Morando  
Architect: Bryan Murphy

(Proposal to permit as-built additions and alterations to an existing 6,493 square foot, three level, single residential unit and attached two-car carport. The unpermitted work includes 328 square feet of additions, bay windows, a fireplace, an arched stone wall, planter walls, and stone benches within the public right-of-way. The proposed total of 6,821 square feet of development on a 17,043 square foot lot located in the Hillside Design District is 155% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in enforcement case ENF2018-00616. Staff Hearing Officer review is requested for Zoning Modifications to allow encroachments into the front and interior setbacks. The project also requires a Public Works encroachment permit for work in the public right-of-way.)

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

**PROJECT DESIGN REVIEW****7. 1666 LAS CANOAS RD****RS-1A Zone**

**(6:00)** 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).)

**(Project Design Approval is requested. Project was last reviewed July 9, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**