



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### OCTOBER 29, 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  
David Eng, 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 David Eng, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email [DEng@SantaBarbaraCA.gov](mailto:DEng@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, October 25, 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 **October 15, 2018**.C. Consent Calendar of **October 22** and **October 29, 2018**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN AND FINAL REVIEW****1. 945 ARBOLADO RD****RS-15 Zone****(3:15)**

Assessor's Parcel Number: 019-241-004  
Application Number: MST2018-00144  
Owner: Edward Glassgold  
Architect: Native Son Design Studio

(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).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on July 9, 2018.)**

**PROJECT DESIGN REVIEW****2. 3315 LOS PINOS DR****RS-7.5/SRP/USS Zone****(3:45)**

Assessor's Parcel Number: 053-323-001  
Application Number: MST2018-00348  
Owner: Pamela Beckman-Lyon, 1994 Trust  
Architect: Native Son Design Studio

(Proposal for improvements to an existing 2,564 square foot two-story single residential unit with an attached 438 square foot two-car garage. The proposed project includes an interior remodel, a roof pitch change at north roof face above the entry, new exterior siding, a new trellis, new second story deck, and new doors and windows. A Minor Zoning Exception is requested to allow an increase in height within the front setback. There is no new square footage proposed to the existing residence. The existing total of 3,002 square feet of development on an 8,424 square foot lot is 91% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional wall height allowances. Project was last reviewed and referred from Consent Calendar on August 6, 2018.)**

**PROJECT DESIGN REVIEW****3. 845 SEA RANCH DR****A-1/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2018-00307  
Owner: Bill Burke  
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).)

**(Project Design Approval is requested. Project was last reviewed on October 1, 2018.)**

**PROJECT DESIGN REVIEW****4. 113 SANTA ROSA PL****E-3/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 045-202-006  
Application Number: MST2018-00431  
Owner: Mark Miller  
Architect: Thompson Naylor Architects

(Proposal to demolish an existing 806 square foot one-story single residential unit with an attached 266 square foot one-car garage, and 505 square feet of accessory structures. In their place will be a new 2,417 square foot two-story single residential dwelling with an attached 419 square foot two-car garage. Other site improvements include 901 square feet of impervious paving, a permeable driveway, front and rear patios, a new 240 square foot patio cover, a 356 square foot second story deck, and new landscaping. Approximately 50 cubic yards of cut and 50 cubic yards of fill will occur on site. The proposed total of 2,836 square feet of development on a 7,405 square foot lot is 93% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located the Non-Appealable Jurisdiction of the Coastal Zone and will require Coastal Review.)

**(Project Design Approval is requested. Project was last reviewed on September 4, 2018.)**

**CONCEPT REVIEW - NEW ITEM****5. 1206 HARBOR HILLS DR****RS-15 Zone**

**(5:20)** Assessor's Parcel Number: 035-311-002  
Application Number: MST2018-00535  
Architect: Douglas Beard  
Owner: Urn'dit Family Trust

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

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

**CONCEPT REVIEW - NEW ITEM****6. 2414 SANTA BARBARA ST****RS-15 Zone****(5:55)**

Assessor's Parcel Number: 025-082-007  
Application Number: MST2018-00552  
Owner: James A. Kane III  
Architect: Andrulaitis & Mixon

(Proposal for a 285 square foot ground floor addition to an existing 2,5074 square foot single-family dwelling with an attached 400 square foot two-car garage. The proposal includes a new standing seam metal roof, remodel of the exterior front porch and front steps, back patio, a new steel tube trellis, barbecue area, and associated grading. The proposed total of 3,192 square feet of development on a 22,500 square foot lot is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

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

**PROJECT DESIGN AND FINAL REVIEW****7. 881 PASEO FERRELO****RS-15 Zone****(6:25)**

Assessor's Parcel Number: 029-321-006  
Application Number: MST2018-00163  
Owner: Peak10, LP  
Architect: AB Design Studio, Inc.

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14 feet in height.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 044-18. Project was last reviewed on June 11, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**