



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
REVISED AGENDA
NOVEMBER 12, 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
David Eng, Planning Technician
Kathleen Goo, Commission Secretary

NOTICE

** THE BOARD WILL CONDUCT A SITE VISIT AT 2:00 P.M. *
1335 MISSION RIDGE 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 David Eng, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email 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 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, November 8, 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 **October 29, 2018**.

C. Consent Calendar of **November 5** and **November 12, 2018**.

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

E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM

1. 982 JIMENO RD

RS-15 Zone

(3:20)

Assessor's Parcel Number:	029-052-004
Application Number:	MST2018-00558
Owner:	Reh Group Four, LLC
Architect:	Robert Heckel
Contractor:	Halsell Builders

(Proposal for an exterior remodel of an existing 2,876 square foot single-family dwelling with a 365 square foot detached two-car garage in the Hillside Design District. Alterations include replacing windows and doors, replacing wood siding with stucco, new paint color, replacing a screen wall in the front yard, and a new asphalt shingle roof. No new square footage is proposed to the dwelling.)

(Project Design Approval is requested.)

CONCEPT REVIEW - CONTINUED ITEM

2. 3223 VISTA ARROYO

A-1/SD-3 Zone

(3:45)

Assessor's Parcel Number:	047-083-009
Application Number:	MST2018-00582
Owner:	Murchison Family Trust
Architect:	Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Second Concept Review. Project was referred from Consent Calendar on November 5, 2018.)

PROJECT DESIGN REVIEW**3. 2530 MESA SCHOOL LN****E-3/SD-3 Zone**

(4:10) 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.)

(Project Design Approval is requested. Project was last reviewed on September 17, 2018.)

CONCEPT REVIEW - CONTINUED ITEM**4. 1335 MISSION RIDGE RD****RS-15 Zone**

(4:35) 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.)

(Second Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for requested Zoning Modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 410 E ARRELLAGA ST****R-M Zone****(5:00)**

Assessor's Parcel Number: 027-252-002
Application Number: MST2018-00556
Owner: Elizabeth S. Lennon, Trustee
Architect: Paul Zink

(At an existing two-story 1,531 square foot single-family dwelling with a 330 square foot attached two-car garage and 930 square foot accessory dwelling unit, proposal to remove and replace an existing driveway for two new uncovered parking spaces. The project includes converting the existing 330 square foot garage into storage, construction of 138 square feet of new storage area, and a remodel the interior and exterior that includes new windows on the upper floor. The proposed total of 1,999 square feet at the main dwelling on a 7,726 square foot lot is 64% of the required maximum allowed floor-to-lot area ratio (FAR). A Staff Hearing Officer review is requested for a Zoning Modification to allow parking to encroach into the front setback.)

(This project has been referred to the Historic Landmarks Commission for review at a date to be determined. A new public notice will be sent in advance of a future hearing.)

PLEASE NOTE: Item 5 postponed indefinitely for re-noticing.

CONCEPT REVIEW - CONTINUED ITEM**6. 2414 SANTA BARBARA ST****RS-15 Zone****(5:05)**

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 2,507 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, and 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 29, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS