



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD AGENDA TUESDAY, JANUARY 22, 2019

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

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).

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

NOTE: Agenda schedule is subject to change as cancellations occur.

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, January 17, 2019, 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 **January 7, 2019**.C. Consent Calendar of **January 14** and **Tuesday, January 22, 2019**.

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

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 11 VIA ALICIA****RS-15 Zone****(3:20)**

Assessor's Parcel Number: 015-311-003
Application Number: MST2013-00052
Owner: Peter Trent
Architect: Sherry & Associates

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition; the demolition and replacement of existing decks with new door and window alterations; and a new 10'x45' swimming pool and site walls. The proposal includes approximately 5 cubic yards of cut and 498 cubic yards of fill for the new pool. The pool has been reduced in size and relocated. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for a new standing seam metal roof; a glass garage door; relocation of the proposed pool; new landscaping; removal of the previously proposed retaining walls and water tank; revisions to doors and windows; revisions to the decks and patios; revised finishes; and a new wall, fence, and gate at the front deck. Project was last reviewed on February 20, 2018.)

PROJECT DESIGN AND FINAL REVIEW**2. 1199 HARBOR HILLS DR****RS-15 Zone****(3:55)**

Assessor's Parcel Number: 035-312-007
Application Number: MST2016-00025
Owner: Howland Family Trust
Architect: Richard Thorne

(Proposal to construct 1,184 square feet of additions to an existing 2,591 square foot, one-story single-family residence with a basement and an attached 406 square foot two-car garage. Of the 1,184 square feet of new additions, 1,101 square feet will be in addition to the main residence, and 83 square feet will be added to the garage. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 325 square feet for portions 4 feet or less. The proposed total of 3,856 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 100% of the maximum allowable floor-to-lot area ratio (FAR). The Staff Hearing Officer has granted a Zoning Modification to allow encroachments within the required front setback.)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project must comply with Staff Hearing Officer Resolution No. 057-18. Project was last reviewed on November 27, 2017.)

PROJECT DESIGN REVIEW**3. 2736 EL PRADO RD****RS-7.5/USS Zone****(4:25)**

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-inch garden walls, a new 6-foot 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). The Staff Hearing Officer has granted a Performance Standard Permit for the proposed basement configuration.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project was last reviewed on September 24, 2018.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 855 MIRAMONTE DR****RS-15 Zone**

(4:55) Assessor's Parcel Number: 035-050-038
Application Number: MST2018-00659
Owner: Stephen and Judith Bay Living Trust
Architect: Salt Architecture

(Proposal for a 172 square foot upper-level addition, and a 141 square foot lower-level addition, to an existing 3,031 square foot split level single-family dwelling with an attached 510 square foot two-car garage. The proposal includes demolition of a 112 square foot greenhouse, a new 200 square foot upper level balcony, and a remodel of interior spaces. The proposed total of 3,758 square feet of development on a 30,012 square foot lot in the Hillside Design District is 78% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings.)

PROJECT DESIGN AND FINAL REVIEW**5. 365 EL CIELITO RD****RS-1A Zone**

(5:30) Assessor's Parcel Number: 021-082-005
Application Number: MST2018-00432
Owner: Xorin Balbes

(Proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project includes permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop, relocating and permitting the water tanks, replacement of existing hardscape, and new permeable and impermeable surfaces. A Minor Zoning Exception is requested for a site wall that exceeds 42-inches in height within 10 feet from the front lot line. The proposed project will abate violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Alterations to the existing single residential unit were reviewed under a separate application.)

(Project Design Approval and Final Approval are requested. Minor Zoning Exception, Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval. Project was last reviewed on November 26, 2018.)

PROJECT DESIGN AND FINAL REVIEW**6. 1409 SHORELINE DR****E-3/SD-3 Zone****(6:00)**

Assessor's Parcel Number: 045-185-018
Application Number: MST2016-00117
Owner: The Mishpaha Group, LLC
Applicant: SEPPS, Inc.
Landscape Architect: Courtney Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42-inch tall wood fence, 18-inch tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. Planning Commission has granted a Coastal Development Permit for this project located in the Appeal Jurisdiction of the Coastal Zone. This project will abate violations in Zoning Information Report ZIR2014-00299.)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings required. Project must comply with Planning Commission Resolution No. 015-18. Project was last reviewed by the Full Board on April 18, 2016, and subsequently by Consent for a minor trellis revision on December 31, 2016.)

PROJECT DESIGN REVIEW**7. 1049 ALAMEDA PADRE SERRA****RS-15 Zone****(6:30)**

Assessor's Parcel Number: 029-283-005
Application Number: MST2018-00632
Owner: Steve Dahl
Architect: Banyan Architecture

(Proposal for 1,733 square feet of additions to an existing one-story 1,728 square foot single-residential unit with a 525 square foot detached two-car garage. The project includes new decks and patio areas, new landscaping, a lap pool, and site retaining walls. The proposed total of 3,986 square feet of development on a 22,962 square foot lot in the Hillside Design District is 85% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Neighborhood Compatibility, Hillside Design, and Sloped Lot Findings required. Project was last reviewed on December 10, 2019.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1211 DEL MAR AVE****E-3/SD-3 Zone****(7:00)**

Assessor's Parcel Number: 045-213-003
Application Number: MST2018-00679
Owner: Timothy Gorham
Architect: Kas Seefeld

(Proposal for an addition and remodel of an existing 1,433 square foot, one-story, single-residential unit with an attached 285 square foot one-car garage. The project involves a 137 square foot addition to the ground floor, a new 555 square foot second story, and a new 379 square foot attached garage that is 116 square feet larger to accommodate two-cars. The project also includes a new driveway and new wider curb cut, all new doors and windows, a new rear yard patio, and new landscaping. The proposed total of 2,504 square feet of development on a 6,534 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 89% of the maximum allowed floor-to-lot area ratio (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS