



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

APRIL 29, 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
Erica Monson, Planning Technician
Mary Ternovskaya, 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 Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email EMonson@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, April 25, 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 attempt to 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

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 **April 15, 2019**.C. Approval of the Consent Calendar of **April 22** and **April 29, 2019**.

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

E. Subcommittee Reports.

(3:20PM) CONTINUED ITEM: CONCEPT REVIEW**1. 122 LOS ALAMOS AVE**

Assessor's Parcel Number: 045-195-025
Zone: E-3/SD-3
Application Number: PLN2019-00069
Owner: Marjorie M. Saunders
Applicant: Dawn Sherry

(Proposal for an 854 square foot second floor addition and alterations to an existing 1,901 square foot one-story single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. The proposed total of 3,140 square feet on an 8,368 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 96% of the maximum allowed floor-to-lot area ratio (FAR).)

Third concept review. No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow construction of a second story on the existing legally nonconforming building.

(3:35PM) PROJECT DESIGN APPROVAL

- 2. 1224 BEL AIR DR**
Assessor's Parcel Number: 043-280-028
Zone: RS-15
Application Number: PLN2019-00066
Owner: Kozaki Family Trust
Applicant: Jose Sanchez
Architect: Dan Weber

(Proposal for a 565 square foot addition at the first floor of an existing 2,812 square foot two-story single-unit residence with an attached 508 square foot garage. Project includes expanding an existing 107 square foot second floor balcony to 756 square feet; replacement of doors and windows; and a new roof. The proposed total of 3,825 square feet on a 16,988 square foot lot in the Hillside Design District is 87% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval. Project was last reviewed on March 18, 2019.

(4:00PM) NEW ITEM: CONCEPT REVIEW

- 3. 84 LA VISTA GRANDE**
Assessor's Parcel Number: 015-083-012
Zone: RS-15
Application Number: PLN2019-00096
Owner: Noel Living Trust
Applicant: Windsor Design

(Proposal for 746 square feet of additions to an existing, one-story, 2,745 square foot, single-unit residence with a 368 square foot attached carport, 143 square foot attached storage area, and 232 square foot basement. The project is proposing to convert the existing carport and storage area to a 422 square foot attached, two-car garage. Project includes landscape and hardscape improvements, new wood trellis, and new sheathing on roof. The proposed total of 4,145 square feet of development on a 14,375 square foot lot in the Hillside Design District is 97% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing.

(4:30PM) NEW ITEM: CONCEPT REVIEW

- 4. 1142 HARBOR HILLS DR**
Assessor's Parcel Number: 035-313-003
Zone: RS-15
Application Number: PLN2019-00148
Owner: Nancy Ann Jenkins
Applicant: Tom Ochsner

(Proposal for a 504 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence. The proposed project includes a new detached 400 square foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square feet on a 22,718 square foot lot in the Hillside Design District is 90% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will be taken at this hearing.

(5:00PM) NEW ITEM: CONCEPT REVIEW

- 5. 1126 HARBOR HILLS DR**
Assessor's Parcel Number: 035-313-004
Zone: RS-15
Application Number: PLN2019-00151
Owner: Mark Ashley
Applicant: Natalie Ochsner

(Proposal for a 242 square foot addition to an existing 3,077 square foot existing single-unit residence with an attached 751 square foot three-car garage. The proposed project includes converting the existing garage to a 556 square foot two-car garage, a new covered patio area, and a new outdoor kitchen. The proposed total of 4,070 square feet on a 43,428 square foot lot in the Hillside Design District is 82% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will be taken at this hearing.

(5:30PM) CONTINUED ITEM: CONCEPT REVIEW

- 6. 1211 DEL MAR AVE**
Assessor's Parcel Number: 045-213-003
Zone: E-3/SD-3
Application Number: PLN2018-00679
Owner: Timothy Gorham
Applicant: Kas Seefeld

(Proposal for an addition and remodel of an existing 1,433 square foot, one-story, single-residential unit with an attached 263 square foot one-car garage. The project involves a 137 square foot addition to the ground floor, a new 514 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 2,463 square feet of development on a 6,534 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR).)

Second concept review. No final appealable action will be taken at this hearing. Project was last reviewed on January 22, 2019.

(6:00PM) CONTINUED ITEM: CONCEPT REVIEW

- 7. 130 LOS ALAMOS AVE**
Assessor's Parcel Number: 045-195-001
Zone: E-3/SD-3
Application Number: PLN2019-00030
Applicant: Bryce Rosenthal, Owner
Designer: Matt Hepner

(Proposal to demolish 378 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,536 square foot ground floor, a 487 square foot second floor, a 437 square foot basement, 48 square feet of accessory space, and a 387 square foot attached two-car garage. The proposed total of 2,458 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,970 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum allowed FAR.)

Third concept review. No final appealable action will be taken at this hearing. Staff Hearing Officer review is requested for a Zoning Modification to allow the open yard to be less than the required 1,250 square feet. Project was last reviewed on March 18, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS