



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JUNE 24, 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, June 20, 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.

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 **June 10, 2019**.C. Approval of the Consent Calendar of **June 17, 2019**.

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

E. Subcommittee Reports.

(3:15PM) PROJECT DESIGN APPROVAL**1. 1201 DEL ORO**

Assessor's Parcel Number: 045-214-010
Zone: E-3/SD-3
Application Number: PLN2016-00327
Owner: Joseph & Elizabeth Hopkins Revocable
Applicant: Tom Meaney

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the Appealable jurisdiction of the Coastal Zone.

Project is requesting Project Design Approval. Project requires Neighborhood Preservation findings. Planning Commission Approval was granted for a Coastal Development Permit, two setback modifications, and an open yard modification. Project was last reviewed on May 15, 2017.

(3:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- 2. 816 ROBLE LN**
Assessor's Parcel Number: 019-251-005
Zone: RS-15
Application Number: PLN2018-00265
Owner: Gary Zentmyer
Applicant: George Mansour
Architect: Mark Kirkhart

(Proposal for additions and alterations to an existing 3,861 square foot, three-story, single-unit residence with an attached two-car garage. The proposal includes demolition of round support columns to change the style of the residence from contemporary to Spanish Colonial/Mediterranean. Project includes an interior remodel, new mission tile roof, new plaster and exterior paint, new garage door, increased patio, new elevator, and landscape improvements. Project will include a demolition of as-built addition at rear of residence and as-built fire pit. Project also includes permitting as-built location of air conditioning unit and replacing with a new unit. The existing residence on a 6,479 square foot lot is nonconforming to the maximum allowable floor-to-lot area ratio (FAR), and is allowed a one-time addition of no more than 100 square feet of floor area. Additions of 11 square feet at the garage level, 28 square feet at the second floor, and 30 square feet at the third floor are proposed. The new elevator results in a 51 square foot reduction of floor area, and the resulting net increase is 67 square feet. Project will address violations in Zoning Information Report ZIR2018-00148.)

Project Design and Final Approval is requested. Approval from the Staff Hearing Officer was granted for a Zoning Modification to allow front stair and porch alterations in the required front setback and minor additions in the required interior setback. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. Project was last reviewed on June 25, 2018.

(3:50PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- 3. 218 MORADA LN**
Assessor's Parcel Number: 055-120-045
Zone: RS-15
Application Number: PLN2019-00274
Owner: James Buck
Applicant: Joel Grusinski

(Proposal to remove the existing cal-shake shingle roof and replace with a new standing seam metal roof on an existing one-story single-unit residence in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design and Sloped Lot findings.

(4:45PM) NEW ITEM: CONCEPT REVIEW**4. 1040 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-012
Zone: RS-1A
Application Number: PLN2019-00198
Owner: Marita Hawryluk
Applicant: Susette Naylor

(Proposal for 324 square feet of additions to an existing 1,913 square foot split level single-unit residence with a 445 square foot attached garage. The proposed total of 2,617 square feet of development on a 17,695 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2017-00428.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Review from the Staff Hearing Officer is required to allow additions to encroach into the required 35' front setback.

(5:15PM) NEW ITEM: CONCEPT REVIEW**5. 435 E VALERIO ST**

Assessor's Parcel Number: 027-123-008
Zone: R-2
Application Number: PLN2019-00248
Owner: Peter L. Baay
Applicant: Serena McClintick

(Proposal to remodel the existing covered front entry of an existing 2,530 square foot single-unit residence with a detached 460 square foot two-car garage. Project also includes cantilevered trellises, and associated landscape and hardscape improvements.)

No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for a Zoning Modification to allow encroachments into the required front yard setback. Project requires Neighborhood Preservation findings.

(5:45PM) NEW ITEM: CONCEPT REVIEW**6. 2122 BATH ST**

Assessor's Parcel Number: 025-231-006
Zone: R-M
Application Number: PLN2019-00177
Owner: Bear Mountain Cooling, LLC
Applicant: Alex Pujo

(Proposal to demolish an existing two-car garage and reconstruct a 472 square foot Accessory Dwelling Unit (ADU) on a lot with an existing 1,127 square foot, one-story, single unit residence. Proposal includes new paving for two uncovered parking spaces and removal of two trees. The proposed total of 1,599 square feet of development on a 4,711 square foot lot is 68% of the guideline maximum floor-to-lot area ratio (FAR). Project requests a waiver for the unscreened parking in the front yard per SBMC 30.175.060.)

No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow the new ADU to encroach into the required front and interior setback and for the uncovered parking spaces to encroach into the required front setback. Project requires Neighborhood Preservation findings.

SEE SEPARATE AGENDA FOR CONSENT ITEMS