



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### JULY 8, 2019

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  
Erica Monson, Planning Technician  
Mary Ternovskaya, 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 Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email [EMonson@SantaBarbaraCA.gov](mailto: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](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

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](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 Wednesday, July 3, 2019, 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.

**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 24, 2019.******C. Approval of the Consent Calendar of **July 1 and July 8, 2019.******D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(3:15PM) REVIEW AFTER FINAL APPROVAL****1. 1631 SHORELINE DR**

Assessor's Parcel Number: 045-173-022  
Zone: E-3/SD-3  
Application Number: PLN2016-00241  
Owner: Chad Yonker  
Applicant: Tom Ochsner  
Landscape Architect: Charles McClure Landscape Architect and Associates

(Approved project is a proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested to reduce first floor plate height by 6" to accommodate previously permitted topping slab and revise demolition plan to include new perimeter walls for the residence Project was last reviewed April 15, 2019.**

**(3:35PM) FINAL APPROVAL****2. 20 CAMINO ALTO**

Assessor's Parcel Number: 019-142-009  
Zone: RS-1A  
Application Number: PLN2017-00014  
Owner: Gregory Warren Hurd  
Applicant: Bryan Pollard

(Proposal to construct a new 3,775 square foot two-story single-unit residence with a 66 square foot pool bath and an attached 520 square foot two-car garage to replace the previous single-unit residence lost in the Tea Fire. The project also includes 69 square feet of covered terrace and 695 square feet of unenclosed roofed areas. Other site improvements include a new driveway and site landscaping. Grading on site will include 191 cubic yards outside of the main building footprint, 191 cubic yards of grading under the main building, 47 cubic yards of cut to occur under the pool, and 9 cubic yards of export on site. The proposed total of 4,361 square feet of development on a 56,628 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on March 5, 2018.**

**(4:00PM) NEW ITEM: CONCEPT REVIEW****3. 3217 CALLE MARIPOSA**

Assessor's Parcel Number: 053-173-003  
Zone: RS-7.5/USS  
Application Number: PLN2019-00277  
Owner: Klair and Rosemary Lemon Trust  
Applicant: Kevin Cappon

(Proposal to construct a new 604 square foot detached two-car garage with a new 604 square foot Accessory Dwelling Unit (ADU) on the second story. A second story deck and exterior spiral staircase are proposed with the ADU. Proposal includes converting the existing attached two-car garage within the existing 2,621 square foot residential unit to habitable space. Project also includes replacing the asphalt driveway with permeable pavers. The proposed total of 3,861 square feet of development on a 10,890 square foot lot is 100% of the maximum allowable floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings.**

**(4:30PM) NEW ITEM: CONCEPT REVIEW**

- 4. 3333 BRAEMAR DR**  
Assessor's Parcel Number: 047-081-006  
Zone: A-1/SD-3  
Application Number: PLN2019-00291  
Owner: TLC Family Trust  
Applicant: Gil Barry

(Proposal to demolish an existing 1,794 square foot, one-story, single-unit residence and construct a new 3,323 square foot, two-story, single-unit residence with a 750 square foot detached four-car garage. Project includes a new motor court, two new balconies, and 49 cubic yards of grading. The proposed total of 4,073 square feet of development on a 50,595 square foot lot is 81% of the guideline maximum floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings.**

**(5:00PM) NEW ITEM: CONCEPT REVIEW**

- 5. 1460 LA CIMA RD**  
Assessor's Parcel Number: 041-022-029  
Zone: RS-6  
Application Number: PLN2019-00279  
Owner: Chris and Roberta Tracy  
Applicant: Warner Young

(Proposal to demolish an existing detached 449 square foot two-car garage and construct a new 548 square foot two-car garage with a new 548 square foot Accessory Dwelling Unit (ADU) on the second story. The lot includes an existing one-story 1,987 square foot single-unit residence. Project includes a new deck and outdoor stairs, new retaining wall, and related site grading. The proposed total of 3,083 square feet on an 11,440 square foot lot in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Approval from the Staff Hearing Officer to allow the garage and Accessory Dwelling Unit to encroach into the required 15'-0" front setback. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**