



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

SEPTEMBER 30, 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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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, September 26, 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 **September 3, 2019**.C. Approval of the Consent Calendar of **September 9, September 16, September 23, and September 30, 2019**.

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

E. Subcommittee Reports.

F. The American Institute of Architects Santa Barbara will announce their 11th annual ArchitecTours event, October 5, 2019. The Theme is "The Art of Architecture" This year's tour will celebrate the intersection of art and architecture and will explore nine exceptional projects illustrating the diversity of Art and Architecture from Montecito to Goleta.

(3:19PM) NEW ITEM: CONCEPT REVIEW**1. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003

Zone: E-3/SD-3

Application Number: PLN2019-00422

Owner: Kato Family Trust
Danny and Myla Kato, Trustees

Applicant: Jim Davis

(Proposal for a new 576 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to a Junior Accessory Dwelling Unit (JADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,664 square feet of development on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 80% of the maximum allowable floor-to-lot area ratio (FAR).)

PLEASE NOTE: Item 1 postponed two weeks to October 14, 2019 at the applicant's request.

(3:20PM) REVIEW AFTER FINAL APPROVAL**2. 365 EL CIELITO RD**

Assessor's Parcel Number: 021-082-005
Zone: RS-1A
Application Number: PLN2018-00432
Applicant: Xorin Balbes, Owner

(Proposal for revisions to a previously approved project. Approved project was a proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project included 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, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception was requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project addresses violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Revisions to approved project include site improvements, permitting the as-built metal fencing and low wall configuration on Cielito Lane, and a new hedge.)

No final appealable action will be taken at this meeting. Review After Final is requested for revisions to the site wall and pool fencing. Project requires Minor Zoning Exceptions to allow the fence height to exceed the maximum allowed height of 3'-6" within 10'-0" of the front setback, and to allow a trash enclosure to be located in the secondary 35'-0" front yard setback. Project requires review from the Staff Hearing Officer for a Front Yard Modification to allow accessory structures (pool equipment shed and a chicken coop) located within the front yard, and a Front Setback Modification to allow a second driveway and uncovered parking located within the front (secondary) setback off of Cielito Lane. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on August 19, 2019.

(3:50PM) NEW ITEM: CONCEPT REVIEW**3. 691 N HOPE AVE**

Assessor's Parcel Number: 057-113-007
Zone: COUNTY
Application Number: PLN2018-00345
Owner: Wenli Yau
Applicant: RRM Design Group, Engineer

(Proposal for a new six-lot subdivision for a future single-family residential development on a two-acre lot in the County of Santa Barbara. Project includes demolition of one existing single-unit residence, construction of a new public road, utility and infrastructure improvements, and 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed.)

No final appealable action will be taken at this hearing. Project requires approval by the Planning Commission of the Street Frontage Modification and Tentative Subdivision Map, and approval by the City Council for Annexation of the two-acre lot from the County of Santa Barbara to the City of Santa Barbara, a General Plan Amendment, and a Zoning Map Amendment. Neighborhood Preservation and Grading findings are required.

(4:20PM) NEW ITEM: CONCEPT REVIEW

- 4. 981 COYOTE RD**
Assessor's Parcel Number: 021-061-006
Zone: RS-1A
Application Number: PLN2019-00415
Owner: Diana Daniel Living Trust
Diana Ferrari, Trustee
Applicant: Jeff Shelton

(Proposal for a new 1,122 square foot, two-story, single-unit residence, with an attached 436 square foot, two-car garage. Project includes a new permeable patio and steel pergola. The proposed total of 1,558 square feet of development on a 42,780 square foot lot located in the Hillside Design District is 32% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(4:45PM) NEW ITEM: CONCEPT REVIEW

- 5. 19 ST. ANN DR**
Assessor's Parcel Number: 041-175-023
Zone: RS-15
Application Number: PLN2019-00158
Owner: Jayne Wamsley and Raffaele Petti Living Trust
Raffaele Petti, Trustee
Applicant: Anthony Petti

(Proposal to convert an existing 474 square foot, detached, two-car garage into a new two-story 948 square foot accessory dwelling unit. Project includes a new raised wood deck. The proposed total of 2,738 square feet of development on 11,326 square foot lot in the Hillside Design District is 70% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for a Front Setback Modification. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(5:10PM) NEW ITEM: CONCEPT REVIEW

6. **429 E MICHELTORENA ST**
Assessor's Parcel Number: 027-252-029
Zone: R-M
Application Number: PLN2019-00387
Owner: Kojian Miran Haig
Applicant: Rejanne Leao

(Proposal for additions and alterations to an existing one-story 807 square foot single residential unit. An existing one-car garage is provided off-site (APN027-252-018). Project includes an interior remodel, converting the existing enclosed front porch into 90 square feet of habitable space, relocating the water heater, a 4 square foot bathroom addition, and replacement and alteration of existing windows. The proposed total of 901 square feet of development on a 2,310 square foot lot is 41% of guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project is requesting a Minor Zoning Exception to allow window alterations located within the required interior setbacks. Review from the Staff Hearing Officer is requested to allow the addition to encroach into the required interior setback. Project requires Neighborhood Preservation findings.

(5:35PM) PROJECT DESIGN APPROVAL

7. **775 CALABRIA DR**
Assessor's Parcel Number: 049-292-012
Zone: RS-10
Application Number: PLN2019-00311
Owner: Karim Kaderali
Applicant: Amy Von Protz

(Proposal for 583 square feet of additions on the first floor and a new 331 square foot addition on the second floor of an existing, one-story, 2,024 square foot single-unit residence with a detached 429 square foot two-car garage. Project includes an interior remodel and new upper level deck. The proposed total of 3,367 square feet of development on a 23,783 square foot lot is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed July 22, 2019.

(6:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**8. 407 LA MARINA DR**

Assessor's Parcel Number: 035-211-023
Zone: RS-7.5
Application Number: PLN2019-00287
Owner: Richard Family Revocable Trust
Carin and Gareth Richard, Trustee
Applicant: Dennis Thompson

(Proposal for 768 square feet of additions at the first floor and a new 782 square foot second floor to an existing 1,180 square foot one-story single-unit residence with an attached, 405 square foot, two-car garage. Project includes an interior remodel, landscape improvements, a new driveway, and exterior alterations. The proposed total of 3,135 square feet of development on a 10,019 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on July 22, 2019.

*** THE BOARD WILL RECESS FROM 6:40 TO 7:00 P.M. ***

(7:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**9. 335 ALSTON RD**

Assessor's Parcel Number: 015-100-016
Zone: RS-25
Application Number: PLN2019-00388
Owner: Geoffrey W. and Margaret Marks Living Trust
Geoffrey Marks, Trustee
Applicant: Action Roofing

(Proposal to remove existing brown calshake shingles and replace with new dark bronze standing seam metal roof on an existing 1,918 square foot one-story residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on September 3, 2019.

(7:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- 10. 1512 HILLCREST RD**
Assessor's Parcel Number: 019-032-014
Zone: RS-1A
Application Number: PLN2019-00397
Owner: Matthias Pippig
Applicant: Ryan Hession

(Proposal to remove existing shingle roof and replace with new standing seam metal roof on an existing 2,020 square foot single-unit residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed September 3, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS