



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

OCTOBER 28, 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, October 24, 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 **October 14, 2019**.C. Approval of the Consent Calendar of **October 21** and **October 28, 2019**.

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

E. Subcommittee Reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 1103 HARBOR HILLS DR**

Assessor's Parcel Number: 035-314-021

Zone: RS-15

Application Number: PLN2019-00492

Owner: Herman and Teri Roup, Trustees

Applicant: Dylan Henderson

(Proposal for 743 square feet of additions and 14 square feet of demolition to an existing 1,772 square foot single-unit residence with a 420 square foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new three-story, detached accessory structure with a 431 square foot basement at the lower level, a 431 square foot two-car garage at the first level, and a 431 square foot Accessory Dwelling Unit (ADU) at the second level for a total of 1,293 square feet. A new 1,462 square foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. The proposed total 3,081 square feet of development on a 15,850 square foot lot in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires review from the Staff Hearing Officer for Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback. Project requires Neighborhood Preservation, Hillside Design and Sloped Lot findings.

(3:45PM) REVIEW AFTER FINAL

- 2. 1803 ROBBINS ST**
Assessor's Parcel Number: 043-142-010
Zone: RS-6
Application Number: PLN2018-00225
Owner: Noah Levit
Applicant: Harold Powell

(Approved project is a proposal for additions and alterations to an existing 842 square foot one-story single residential unit with a detached 327 square foot two-car garage. The project includes a first-floor addition of 64 square feet and a new 306 square foot second-story addition. Other site improvements include an interior remodel and a new 180 square foot deck at the rear of the residence. The proposed total of 1,525 square feet of development on a 5,625 square foot lot is 59% of the maximum allowable floor-to-lot area ratio (FAR).)

Comments are requested for the Staff Hearing Officer's review of the Solar Access Modification. Project was last reviewed on April 2, 2019.

(4:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- 3. 2327 EDGEWATER WAY**
Assessor's Parcel Number: 041-350-007
Zone: E-3/SD-3
Application Number: PLN2016-00191
Owner: Bradford and Carol Hack
Applicant: Alicia Harrison
Designer: Jacob Niksto

(This is a revised project description. Proposal to demolish an existing 1,697 square foot single residential unit with a detached 490 square foot two-car garage and an unpermitted 170 square foot carport and construct a new single residential unit. The proposal consists of a new 3,469 square foot two-story single residential unit with a 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, front porch, covered loggia and landscaping. The proposed total of 3,869 square feet of development on a 20,070 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR). The project received Planning Commission approval of a Coastal Development Permit.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on September 17, 2018.

(4:35PM) NEW ITEM: CONCEPT REVIEW**4. 3139 SEA CLIFF**

Assessor's Parcel Number: 047-091-014
Zone: A-1/SD-3
Application Number: PLN2019-00403
Owner: Fred A. and Lillian Stewart Trust
Ian Stewart, Trustee
Applicant: Trish Allen

(Proposal for soil remediation by removal of impacted soils on a lot with an existing single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Excavation depths range from 12" – 36" and will result in excavation of approximately 2,200 cubic yards to an appropriate disposal facility. Excavations will be backfilled with clean soil from the site which will result in approximately 1,280 cubic yards of excavation and approximately 1,150 cubic yards of embankment. Vegetation clearing and grubbing includes removal of approximately 65 non-native trees, predominantly eucalyptus saplings, on the interior of the site, and removal of three large Eucalyptus along the Braemar Drive frontage to be replaced with three 24" box native trees.)

No final appealable action will be taken. Project requires Neighborhood Preservation and Grading findings.

(5:00PM) NEW ITEM: CONCEPT REVIEW**5. 1426 MOUNTAIN VIEW RD**

Assessor's Parcel Number: 035-071-007
Zone: RS-15
Application Number: PLN2019-00504
Owner: Silver Acorns LLC
Applicant: Tracy Burnell

(Proposal for a 233 square foot addition to the second story of an existing 2,299 square foot two-story single-unit residence. Proposal also includes a 25 square foot addition to the existing two-car garage, and improvements to the first floor covered terrace and second floor deck. Project also includes a 458 square foot Accessory Dwelling Unit (ADU) on the second story to be reviewed under a separate permit. The proposed total of 3,480 square feet of development on a 17,424 square foot lot is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

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

(5:25PM) CONTINUED ITEM: CONCEPT REVIEW

- 6. 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 523 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence. The proposed project includes a new detached 425 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 91% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on April 29, 2019.

(5:50PM) PROJECT DESIGN APPROVAL

- 7. 1207 VISCAINO RD**
Assessor's Parcel Number: 019-232-002
Zone: RS-15
Application Number: PLN2016-00468
Owner: Carin Craig
Applicant: David Ferrin

(Proposal for an interior and partial exterior remodel to an existing 2,253 square foot single-unit residence. Project includes replacing the existing 754 square foot south facing upper level exterior deck and stairs with a new 714 square foot deck and stairs, a new 385 square foot trellis over a portion of the deck, a new dormer at the south facing elevation at trellis, expansion of the existing side patios with pervious surfaces, and conversion of 162 square feet of existing unconditioned basement area into living space.)

Project Design Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed on October 31, 2016.

(6:15PM) IN-PROGRESS REVIEW HEARING**8. 1199 HARBOR HILLS DR**

Assessor's Parcel Number: 035-312-007
Zone: RS-15
Application Number: PLN2016-00025
Owner: Howland Family Trust
Ben Howland, Trustee
Applicant: Don Swann
Architect: Richard T. Thorne

(This is a revised project description. Proposal to construct 1,420 square feet of additions to an existing 2,588 square foot, one-story single-family residence with a basement and an attached 390 square foot two-car garage. Of the 1,420 square feet of new additions, 1,258 square feet will be in addition to the main residence, and 52 square feet will be added to the garage, and 110 square feet will be additional storage area. 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 942 square feet for portions 4' or less. The proposed total of 3,196 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 83% 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.)

In progress review is requested to receive comments only. No appealable action will be taken. Project was last reviewed by the Single Family Design Board on January 22, 2019. Project requires substantial conformance with the plans granted Project Design Approval on May 14, 2019 by City Council.

SEE SEPARATE AGENDA FOR CONSENT ITEMS