



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

JANUARY 6, 2020

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, December 19, 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 **December 9, 2019**.C. Approval of the Consent Calendar of **December 16, 2019** and **January 6, 2020**.

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

E. Subcommittee Reports.

(3:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 937 CIMA LINDA LN**

Assessor's Parcel Number: 015-202-009
Zone: RS-25
Application Number: PLN2019-00572
Owner: Arlene Montesano Trust
Arlene Montesano, Trustee
Applicant: Jesiy Brown

(Proposal for a glass railing along the terrace and window height increases to a proposed 1,079 square foot Accessory Dwelling Unit (ADU). Proposed ADU is under a separate building permit. Project is located on a lot with an existing 8,392 square foot 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. Project was last reviewed on December 16, 2019.

(3:35PM) AFTER FINAL APPROVAL

- 2. 1724 LA CORONILLA DR**
Assessor's Parcel Number: 035-081-006
Zone: RS-15
Application Number: PLN2018-00606
Owner: Nancy E. Heffron Living Trust
Nancy E. Heffron, Trustee
Applicant: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to remove the existing cement shake roof and replace with a non-reflective standing-seam metal roof. Project was last reviewed on March 4, 2019.

(4:00PM) NEW ITEM: CONCEPT REVIEW

- 3. 3070 SEA CLIFF**
Assessor's Parcel Number: 047-091-017
Zone: A-1/SD-3
Application Number: PLN2019-00596
Owner: Chris and Tracy Feno
Applicant: Kristin Stoyanova

(Proposal for a remodel and additions to an existing 2,196 square foot single-unit residence in the Hillside Design District. Project includes a new detached 563 square foot two-car garage, 57 square feet of additions to the main residence, 209 square feet of storage space, and a 110 square foot sauna. Site improvements include landscaping, hardscaping, and new pool and spa. The proposed total of 3,322 square feet of development on a 47,466 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 66% 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.

(4:25PM) NEW ITEM: CONCEPT REVIEW**4. 736 CALIFORNIA ST**

Assessor's Parcel Number: 029-041-001
Zone: R-2
Application Number: PLN2019-00615
Owner: Jorg & Jennifer L. Heinemann Revocable Trust
Jorg Heinemann, Trustee
Applicant: Ken Windward

(Proposal for a new 738 square foot deck and covered patio area to be constructed at the second floor of an existing two-story 3,105 square foot single-unit residence. Project is located on a lot in the Hillside Design District.)

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

(4:50PM) NEW ITEM: CONCEPT REVIEW**5. 414 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-014
Zone: A-1/SD-3
Application Number: PLN2019-00594
Owner: Kessler Revocable Trust
Sharon Hall and Todd Ellis Kessler, Trustees
Applicant: Michael Holliday

(Proposal for a remodel and additions to an existing 4,509 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes demolition of existing 1,153 square foot garage to construct a new 878 square foot detached two-car garage, pool equipment, and storage area. Proposal also includes 293 square feet of additions, a new outdoor pool, raised wood decks, relocation of the existing driveways, and landscape improvements. The proposed total of 5,680 square feet of development on a 51,574 square foot lot in the Hillside Design District is 112% 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.

(5:15PM) NEW ITEM: CONCEPT REVIEW**6. 506 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-025
Zone: A-1/SD-3
Application Number: PLN2019-00620
Owner: Stanley Drive Holdings LLC
Applicant: Pacific Arc Inc. Architects

(Proposal to demolish the existing residence and construct a new 4,032 square foot single-unit residence with an attached 750 square foot two-car garage located on a lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal also includes a new pool and spa, pool deck, site walls, paving and hardscape, and two uncovered parking spaces. The proposed total of 4,782 square feet of development, located on a 38,490 square foot lot in the Hillside Design District is 98% 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.

(5:40PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**7. 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.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 24, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS