



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

FEBRUARY 3, 2020

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

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, January 30, 2020, 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 LINKED DIGITAL PLANS

The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

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 **January 21, 2020**.C. Approval of the Consent Calendar of **January 27** and **February 3, 2020**.

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

E. Subcommittee Reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW1. **301 MOHAWK RD**

Assessor's Parcel Number: 041-323-004
Zone: E-3/SD-3
Application Number: PLN2019-00122
Owner: Donald S. Mori Revocable Trust
Ryan Mori, Trustee
Applicant: Jacob Niksto, Architect

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,275 square foot ground floor, 801 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings. Project was last reviewed on April 2, 2019.

(3:40PM) CONTINUED ITEM: CONCEPT REVIEW**2. 3333 BRAEMAR DR**

Assessor's Parcel Number: 047-081-006
Zone: A-1/SD-3
Application Number: PLN2019-00291
Owner: TLC Family Trust
Lani and Tim Collins, Trustees
Applicant: Gil Barry

(Proposal to demolish an existing 1,688 square foot, one-story, single-unit residence with a 336 square foot attached garage, and construct a new, two-story, 3,385 square foot, single-unit residence with a detached 805 square foot, four-car garage. Project includes new balconies and patios. The proposed total of 4,190 square feet of development on a 50,595 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 85% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations in Enforcement Case ENF2019-00557.)

No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for a Modification to allow the proposed garage to exceed the maximum allowed square footage of 750 square feet. Project requires Neighborhood Preservation findings. Project was last reviewed on July 8, 2019.

(4:05PM) NEW ITEM: CONCEPT REVIEW**3. 3354 CLIFF DR**

Assessor's Parcel Number: 047-081-003
Zone: A-1/SD-3
Application Number: PLN2020-00010
Owner: Ann Collins-Burgard
Applicant: Mark Morando

(Proposal for an interior remodel and 1,773 square feet of additions to an existing 2,370 square foot single-unit residence with a detached 744 square foot three-car garage. Project includes converting 452 square feet of non-habitable space to habitable space. The proposed total of 4,887 square feet of development on a 70,184 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

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

(4:30PM) NEW ITEM: CONCEPT REVIEW

4. **630 MIRAMONTE DR**
Assessor's Parcel Number: 035-252-002
Zone: RS-15
Application Number: PLN2020-00012
Owner: Zaryn Dentzel
Applicant: Jose Sanchez

(Proposal to demolish an existing 1,993 square foot single-unit residence and construct a new 3,132 square foot three-story single-unit residence with a one and two-car garage for a total 956 square feet of garage space. Project includes new landscaping, driveway, and motor court. The proposed total 3,610 square feet of development on a 14,411 square foot lot in the Hillside Design District is 84% of the required maximum floor-to-lot area ratio (FAR).)

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

(4:55PM) PROJECT DESIGN APPROVAL

5. **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 (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on October 28, 2019.

(5:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. **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 January 6, 2020.

(5:45PM) PROJECT DESIGN APPROVAL

7. **574 RICARDO AVE**
Assessor's Parcel Number: 035-131-007
Zone: RS-15
Application Number: PLN2019-00215
Owner: Reward Ventures LLC
Applicant: Penn Hsu, Architect

(Proposal for an interior remodel of an existing single-unit residence with 499 square feet of additions on the first floor, and 610 square feet of additions on the second floor. The attached 499 square foot two-car garage is to remain. The project also includes a new 280 square foot deck. Project will address violations in Zoning Information Report ZIR2018-00244. The proposed total 2,433 square feet of development on a 7,400 square foot lot in the Hillside Design District is 94% of the maximum allowable 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 on June 10, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS