



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** July 6, 2020

**TO:** Single Family Design Board

**FROM:** Planning Division; Ted Hamilton, Planning Technician

**SUBJECT:** 630 Miramonte Drive (PLN2020-00012)

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**Purpose**

The purpose of this memorandum is to provide the Single Family Design Board (SFDB) with information to assist in the review of the project proposed at 630 Miramonte Drive scheduled for the SFDB meeting of July 6, 2020.

**Project Description**

The project proposes 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).

**Background**

The application was deemed “complete” for further processing on June 29, 2020. During the Completeness Review process, staff alerted the applicant that there are two components of the project that are not compliant with the Municipal Code.

1. The project site is located in a High Fire Area. As such, green roofs are prohibited (SBMC §22.04.025.J.R337.5.2) without approval of a waiver from the Fire Department. Fire Department staff have indicated that a waiver to allow the green roof will not be supported.
2. A gravel driveway is proposed within 100’-0” of the public right-of-way, which is prohibited without a waiver from the Public Works Director (SBMC §30.175.090.H). Transportation Division staff have indicated that a gravel driveway will not be supported for the project.

Emails from both Fire and Transportation staff are included with this memo noting their department’s stance on the proposed waivers; neither department is supportive of the waivers.

The applicant proposes to pursue these waivers – and appeals, if necessary - during the building permit process. If the waivers are not approved, a redesign of the Tier 3 Storm Water Management Plan measures, driveway, and roof will be required, which will necessitate a Review After Final request.

**The Board may take the following actions:**

1. Grant Project Design Approval (PDA) to the project and make the below findings. Staff has specific concerns regarding Finding 5 of the Neighborhood Preservation Findings since the Fire Department will not support a green roof in a High Fire Hazard Area and Transportation staff will not support the proposed gravel driveway.
  - a. Please note, it is within the Board’s purview to condition the project for the waivers to be approved prior to Final Approval.
2. Continue the project until a final decision is rendered on the waivers (either approval or denial).
3. Deny the project.

Staff recommends Option 2. This would be consistent with how Design Review approvals function in conjunction with other actions, such as Modifications. It would also prevent a Review After Final submittal, should the waivers be denied as Fire and Transportation staff have indicated.

**Standard of Review/Findings**

The standard for review for this project is Santa Barbara Municipal Code (SBMC) Sections 22.69.050.A (Neighborhood Preservation Findings) and 22.69.050.B (Hillside Design District and Sloped Lot Findings) listed below.

**22.69.050 Neighborhood Preservation and Hillside Design District.**

- A. NEIGHBORHOOD PRESERVATION FINDINGS. Prior to approval of any project, the Single Family Design Board shall make each of the following findings:
1. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  2. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  3. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  4. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches or more measured four feet above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches or more measured four feet above natural grade, the project includes a plan to mitigate the impact

- of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
5. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  6. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  7. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
- B. HILLSIDE DESIGN DISTRICT AND SLOPED LOT FINDINGS. In addition to the findings specified in subsection A above, prior to approval of any project on a lot within the Hillside Design District described in Section 22.68.060 or on a lot or a building site that has an average slope of 15% or more (as calculated pursuant to Section 28.15.080 or 30.15.030 of this code), the Single Family Design Board shall make each of the following findings:
1. Natural Topography Protection. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
  2. Building Scale. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

Attachments:

June 22, 2020 email from Kaitlin Mamulski, Associate Transportation Planner

June 22, 2020 email from Amber Anderson; Wildland Fire Specialist

## Stephanie Swanson

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**From:** Kaitlin Mamulski  
**Sent:** Monday, June 22, 2020 3:25 PM  
**To:** Stephanie Swanson; Amber Anderson  
**Subject:** RE: 630 Miramonte - waivers required

Hi Stephanie,

Transportation staff is not supportive of a Parking Design Waiver to allow a gravel driveway. The proposed driveway will need to be fully hard-surfaced.

Best,

**Kaitlin Mamulski**

*Associate Transportation Planner*  
CITY OF SANTA BARBARA, Public Works  
(805) 564-5572 | [kmamulski@SantaBarbaraCA.gov](mailto:kmamulski@SantaBarbaraCA.gov)

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**From:** Stephanie Swanson  
**Sent:** Monday, June 22, 2020 3:05 PM  
**To:** Kaitlin Mamulski <[kmamulski@SantaBarbaraCA.gov](mailto:kmamulski@SantaBarbaraCA.gov)>; Amber Anderson <[aanderson@SantaBarbaraCA.gov](mailto:aanderson@SantaBarbaraCA.gov)>  
**Subject:** 630 Miramonte - waivers required

Hello,

We have all reviewed the plans for 630 Miramonte and know that a waiver is required for the gravel driveway and for the green roof. I am writing a memo to the Single Family Design Board and would like to include emails from you both regarding the supportability of said waivers. Can you each please email me regarding the waivers?

Thank you,  
Stephanie Swanson  
Assistant Planner

## Stephanie Swanson

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**From:** Amber Anderson  
**Sent:** Monday, June 22, 2020 3:24 PM  
**To:** Stephanie Swanson; Kaitlin Mamulski  
**Cc:** Joe Poire; James Austin  
**Subject:** RE: 630 Miramonte - waivers required

No waiver will be granted for the green roof. They are strictly prohibited in the high fire hazard area.



**Amber Anderson**

*Wildland Fire Specialist*

CITY OF SANTA BARBARA, Public Safety - Fire  
(805) 564-5720 | [aanderson@santabarbaraca.gov](mailto:aanderson@santabarbaraca.gov)  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

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**From:** Stephanie Swanson  
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**To:** Kaitlin Mamulski <[kmamulski@SantaBarbaraCA.gov](mailto:kmamulski@SantaBarbaraCA.gov)>; Amber Anderson <[aanderson@SantaBarbaraCA.gov](mailto:aanderson@SantaBarbaraCA.gov)>  
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Thank you,  
Stephanie Swanson  
Assistant Planner