



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** November 19, 2020

**TO:** Single Family Design Board

**FROM:** Planning Division; Ted Hamilton, Assistant Planner

**SUBJECT:** 691 North Hope Avenue (PLN2018-00345)

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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 691 North Hope Avenue, scheduled for the SFDB meeting of November 23, 2020.

**Project Description**

The project proposes to develop a two-acre parcel with a new six-lot single-family residential development. The project includes demolition of one existing single-family residence and the construction of six new single-family residences, a new public road, private infrastructure improvements, and public improvements along Hope Avenue. The project requires 1,641 cubic yards of cut and 2,299 cubic yards of fill.

**Background**

The project received a conceptual review hearing by the SFDB on September 30, 2019. The Board reviewed the proposed subdivision layout; however, no new residential structures were proposed at that time. Staff requested comments regarding whether the project was supportable in terms of site design, grading, drainage, and utilities. The Board expressed concerns regarding the current drainage and flooding issues on the project site and in the vicinity, as well as traffic circulation and safety in relation to the new public road. The Board requested that the project return with site sections to show how the grading of the lots would relate to the surrounding properties. (See Attachment 1, SFDB Minutes).

On October 17, 2019, the project received Planning Commission approval of a Street Frontage Modification to allow less than the required 60 feet of street frontage on Lot 6, and a Tentative Subdivision Map to allow the six-lot subdivision and new public road. The project also received City Council approval to annex the two-acre lot from the County of Santa Barbara to the City of Santa Barbara, a General Plan Amendment to provide a land use designation of Low Density Residential, five dwelling units per acre, and a Zoning Map Amendment to provide a zoning designation of RS-7.5/USS (Residential Single-Unit, 7,500 square foot minimum lot size/Upper State Street Area Overlay). Approval from

Local Agency Formation Commission (LAFCO) is pending. (See Attachment 2, Planning Commission Minutes and Attachment 3, Planning Commission Resolution).

### **Current Concept Review**

At the time of the previous SFDB review and the Planning Commission approval, it was undecided as to whether the lots would be sold as vacant lots or whether the applicant would design all of the residences. It has since been decided that the applicant would design the residences. The purpose of the current hearing is to receive comments regarding the overall site design, colors, materials, and architectural style of the proposed residences. The proposal includes both one-story and two-story residences, with Lots 1 and 6 including accessory dwelling units (ADUs).

### **Next Steps**

The overall subdivision grading plan, public improvements (e.g., parkway landscaping, street trees, street lights), and proposed fencing along the northern boundary, will be reviewed for adherence to the Neighborhood Preservation Findings and Grading Findings when the project returns to SFDB for Project Design and Final Approvals.

Subsequently, each residential lot will be reviewed individually for adherence to the Neighborhood Preservation Findings and Grading Findings when they return to SFDB for Project Design and Final Approvals.

### **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.C (Grading) listed below.

#### **22.69.050 Neighborhood Preservation Findings**

- 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.

### **22.69.050 Grading Findings**

- C. GRADING FINDINGS. In addition to any other applicable findings specified in this section, prior to approval of any project that requires design review under Section 22.69.030 of this chapter, the Single Family Design Board shall make each of the following findings:
  1. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
  2. The proposed grading will not cause a substantial loss of southern oak woodland habitat.

Attachments (included as links below):

1. [SFDB Minutes - September 30, 2019](#)
2. [Planning Commission Minutes – October 17, 2019](#)
3. [Planning Commission Resolution 017-19](#)