



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

**BOARD MEMBERS WILL CONDUCT A SITE VISIT AT 1409 LA CIMA RD ON
MONDAY, MAY 4, 2015, AT 1:45 P.M.**

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES**

Monday, May 4, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

FRED SWEENEY, *Chair*
 BRIAN MILLER, *Vice-Chair*
 BERNI BERNSTEIN
 LISA JAMES
 JOSEPH MOTICHA
 JAIME PIERCE
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): MIKE JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street during normal business hours, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at DEng@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

Letters received and staff reports that are a public record that relate to an agenda item which are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the SFDB Secretary before the agenda item begins. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the SFDB at their meeting.

INTERESTED PARTIES. The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future SFDB agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

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 an informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

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 related to each advisory is listed in parenthesis 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 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. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised 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 SBMC 22.69.090, 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.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. 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 ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- 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.
- **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4577, or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Thursday, April 30, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov.
- B. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast guide can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide. An archived video copy of this meeting will be viewable on computers with high speed internet access the next business day at www.SantaBarbaraCA.gov/SFDBVideos.

GENERAL BUSINESS:

- A. Public Comment: Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Single Family Design Board meeting of April 20, 2015.
- C. Consent Agenda of April 27 and May 4, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1409 LA CIMA RD****R-1 Zone**

(3:15) Assessor's Parcel Number: 041-010-025
Application Number: MST2014-00613
Owner: Christopher Joseph Brown
Designer: Erick Rojas
Landscape Architect: Amy Blakemore
Applicant: Vanguard Planning, LLC

(Proposal to permit 208.5 linear feet of an "as-built" 6-foot tall, wood fence located along the southern property line and replace portions of an existing 6-foot tall wood fence located along the northern and western property lines. The proposal will address violations identified in enforcement case ENF2014-01057.)

(Third concept review. Project Design Approval and Final Approval are requested. Project was last reviewed on March 23, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 9 FELLOWSHIP CIR****E-1 Zone**

(3:45) Assessor's Parcel Number: 041-152-008
Application Number: MST2015-00166
Owner: Joey and Emily Benaron
Architect: Kas Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached 1-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 507 YANKEE FARM RD****A-1/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 047-030-022
Application Number: MST2015-00170
Owner: Kail S. Wathne and Lori N. Rafferty
Architect: Lori Kari Architect

(Proposal for an addition and alterations to an existing 1,890 square foot, one-story, single-family residence with a 498 square foot detached 2-car carport. The project will include a new 750 square foot, detached 3-car garage with an attached 500 square foot workshop, and 2,152 square foot driveway. Also proposed is the conversion of an existing detached 490 square foot workshop to habitable space with a 362 square foot addition. This new habitable space will be attached to the main residence by a 53 square foot mud room. Three as-built uncovered parking spaces are proposed at the front of the dwelling. An existing as-built garden shed located within the interior setback will be removed. Two new olive trees are proposed. The proposed total of 4,543 square feet of development on a 1-acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 91% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the total covered parking on site to exceed the allowed maximum of 750 square feet.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 121 W MOUNTAIN DR****A-1 Zone****(5:00)**

Assessor's Parcel Number: 021-061-021
Application Number: MST2015-00172
Owner: El Escondite, LLC
Architect: Studio G
Engineer: Kevin Vandervort

(Proposal for a new single-family residence and detached garage/accessory building on a 7.01 acre parcel in the Hillside Design District. The project will comprise a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 30 cubic yards of grading excavation under the building footprint and 30 cubic yards of grading excavation outside of the building footprint. This 5,201 square foot development on a 7.01 acre site is 61% of the maximum guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

*** THE BOARD WILL RECESS AT 5:40 P.M. AND RECONVENE AT 6:05 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 133 W MOUNTAIN DR****A-1 Zone****(6:05)**

Assessor's Parcel Number: 021-061-024
 Application Number: MST2015-00148
 Designer: Native Son Design Studio
 Applicant: Jarrett Gorin
 Owner: Brad Hasse

(Proposal to construct a new 2,346 square foot, two-story, single-family residence with an attached 1,309 square foot, two-car garage and workshop. The project includes a new driveway and two uncovered guest parking spaces. The proposed total of 3,568 square feet on a 3.1 acre vacant lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1609 LA VISTA DEL OCEANO DR****E-1 Zone****(6:40)**

Assessor's Parcel Number: 035-180-003
 Application Number: MST2015-00164
 Owner: Jayne and Elkins Brechwald, Gary Living Trust
 Applicant: Joseph Moticha
 Engineer: Gary Frolinko

(Proposal for a new 276 square foot living room on the second floor of an existing 2,103 square foot, three-level, single-family residence with an attached 574 square foot, two-car garage. An existing 2'-4" decorative dome on the third floor will be removed and replaced with a 5'-8" inch dome. Also proposed are the addition of a 63 square foot elevator entry room, elevator shaft, and minor patio alterations. The total proposed total of 2,995 square feet on a 16,161 square foot lot in the Hillside Design District is approximately 69% of the maximum guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS