



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

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

Monday, November 16, 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 <u>folded</u> 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, November 12, 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 **November 2, 2015**.
- C. Consent Agenda of **November 9** (November 16, 2015 Consent Review was cancelled).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 100 E CONSTANCE AVE****E-1 Zone**

(3:10) Assessor's Parcel Number: 025-041-001
 Application Number: MST2014-00625
 Owner: Kenny Van Zant
 Applicant: Diana Kelly

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Review After Final is requested to raise the second floor roof height by 1', replace existing "Monier Life Tile" with new 2-piece mission clay tiles throughout, revise the second floor exterior door and window to the covered terrace to be one four-panel door, eliminate the previously proposed rear yard trellis, construct a new sunken fire pit terrace, and install a new hot tub spa with pool decking around the existing pool. Project was referred from Consent to the Full Board on October 26, 2015.)

PROJECT DESIGN REVIEW**2. 210 MEIGS RD****E-3/SD-3 Zone**

(3:25) Assessor's Parcel Number: 045-110-011
 Application Number: MST2015-00498
 Owner: Lighthouse Builders, LLC
 Applicant: Bruce Blodorn
 Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84% of the required maximum floor-to-lot area ratio (FAR). This project is Lot 1 of a five-lot subdivision approved under MST2006-00476.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on November 2, 2015.)

PROJECT DESIGN REVIEW**3. 210 MEIGS RD****E-3/SD-3 Zone**

(3:35) Assessor's Parcel Number: 045-110-011
Application Number: MST2015-00497
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 2: Proposal for a new 2,244 square foot, two-story, single-family residence with a 460 square foot, attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 7,508 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 88% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on November 2, 2015.)

PROJECT DESIGN REVIEW**4. 210 MEIGS RD****E-3/SD-3 Zone**

(3:55) Assessor's Parcel Number: 045-110-011
Application Number: MST2015-00499
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 3: Proposal for a new 2,281 square foot, two-story, single-family residence with a 443 square foot, attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 8,157 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 3 of a five-lot subdivision approved under MST2006-00476.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on November 2, 2015.)

PROJECT DESIGN AND FINAL REVIEW**5. 113 LA PLATA****E-3/SD-3 Zone**

(4:05) Assessor's Parcel Number: 045-201-014
Application Number: MST2015-00351
Owner: Bruce G. McAbery III
Architect: Tom Jacobs

(This is a revised project description to change the garage configuration of the previous proposal. Proposal to demolish the existing 1,295 square foot, one-story residence and attached one-car garage and construct a new 2,333 square foot, two-story residence with an attached two-car garage. The project includes an 86 square foot upper-level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,333 square feet on a 5,553 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 91% of the required floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 2, 2015.)

PROJECT DESIGN REVIEW**6. 435 E VALERIO ST****R-2 Zone**

(4:35) Assessor's Parcel Number: 027-123-008
Application Number: MST2015-00021
Owner: Dow, Oretsky, & Parenteau
Architect: Dan Weber
Owner: Thomas Oretsky

(Proposal to demolish 307 square feet of existing non-conforming garages (attached to a garage on a neighboring property), to demolish 231 square feet of the second floor of the dwelling and to construct a new detached 421 square foot two-car garage on a lot developed with an existing 2,772 square foot, two-story single family residence. The proposal also includes a new curb cut, driveway, exterior deck, a new 42 inch high motorized gate, site alterations and an interior remodel to the dwelling. This project will address violations identified in an enforcement case ENF2007-00477 and a Zoning Information Report ZIR2013-00596. The proposed total of 2,951 square feet on a 5,924 square foot lot is 111% of the guideline maximum floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for requested modifications to allow alterations in the front setback and to reduce minimum open yard dimensions.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 053-15. Project was last reviewed on March 9, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1601 CALLE CANON****R-1 Zone**

(5:05) Assessor's Parcel Number: 041-072-002
 Application Number: MST2015-00503
 Owner: Laura Cook
 Architect: Ted Meeder

(Proposal to demolish and reconstruct portions of the first floor, add 87 square feet to the first floor, and construct a new 343 square foot second floor at an existing 892 square foot, one-story, single-family residence with an attached 166 square foot one-car garage. The project includes a new 832 square foot covered patio on the ground floor and a 200 square foot second-floor deck. The total of 1,488 square feet of development on a 6,374 square foot lot in the Hillside Design District is 54% of the required maximum floor-to-lot area ratio [FAR]. The project will address violations in Zoning Information Report ZIR2012-00249.)

(Comments only.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1568 LAS CANOAS RD****A-1 Zone**

(5:40) Assessor's Parcel Number: 021-082-032
 Application Number: MST2015-00517
 Owner: Matthew J. Boeddeker
 Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio [FAR].)

(Comments only.)

*** THE BOARD WILL RECESS AT 6:10 P.M. AND RECONVENE 6:35 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 45 LAS ALTURAS CIR****A-1 Zone**

(6:35) Assessor's Parcel Number: 019-130-014
 Application Number: MST2015-00520
 Owner: Pan Hsiao-Li and Dru Finley
 Architect: Chris Cottrell

(Proposal to construct a new 468 square foot second-floor addition with 290 square feet of upper level decks to an existing 2,936 square foot, one-story, single-family residence. The project includes enclosure of the existing attached 550 square foot carport to become a 507 square foot, two-car garage. A pool with adjacent flatwork and a fire pit were approved separately under MST2015-00190. The proposed total of 3,918 square feet on a 1.1 acre lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided.)

FINAL REVIEW**10. 133 W MOUNTAIN DR****A-1 Zone****(7:05)**

Assessor's Parcel Number: 021-061-024
Application Number: MST2015-00148
Owner: Brad Hasse
Architect: Chris Cottrell
Applicant: Jarrett Gorin

(Proposal to construct a new 2,347 square foot, two-story, single-family residence with an attached 600 square foot, two-car garage and a 524 square foot workshop. The project includes a new driveway and one uncovered guest parking space, a covered patio, and upper level deck. The proposed total of 3,471 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].)

(Final Review is requested. Project must comply with Tier 3 Storm Water Management Program. Project was last reviewed on June 15, 2015.)

THE CONSENT REVIEW FOR THIS DATE WAS CANCELLED