



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, January 12, 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
 JAIME PIERCE
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): BRUCE BARTLETT

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 plans</u> are required <u>at the time of submittal & each time plans are revised</u>.</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, 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. 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 located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of 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 (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting, can be submitted via email to: SFDBSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the SFDB at their meeting.

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 4473, 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, January 8, 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 December 15, 2014.
- C. Consent Agenda of December 22, 2014 and January 12, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

RECONSIDERATION**1. 1632 LA VISTA DEL OCEANO DR****E-1 Zone**

(3:15) Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR).)

(Reconsideration and review of Neighborhood Preservation Ordinance findings. Project was last reviewed on December 1, 2014.)

REVIEW AFTER FINAL**2. 960 W MOUNTAIN DR****A-1 Zone**

(3:45) Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton
Architect: Amy Taylor

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Review After Final is requested for exterior changes that include revised doors, windows, colors, lighting, landscaping, and finish details. Also requested are an expanded roof deck with additional guardrails, new sandstone clad posts on the roof deck, relocation of light wells, and extending the lower patio and retaining walls, with additional grading at the south and eastern sides of the house. This project was last reviewed on December 15, 2014.)

PROJECT DESIGN REVIEW**3. 398 W MOUNTAIN DR****A-1 Zone**

(4:15) Assessor's Parcel Number: 019-012-017
Application Number: MST2014-00439
Owner: Maria and Monte Wilson
Architect: Paul Zink

(This is a revised project description. Proposal to construct a new 700 square foot, four-car, detached tandem garage with 300 square feet of detached accessory space contained within the same structure, a new five foot high gate with pillars and lighting and associated grading. The site is currently developed with an existing, 3,600 square foot, one-story, single-family residence, and an existing 576 square foot, detached, two-car garage which are to remain. The proposed total development of 5,176 square feet on a 1.10 acre lot in the Hillside Design District is 103% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This project addresses violations identified in a Zoning Information Report (ZIR2014-00284).)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No.065-14. Project was last reviewed on September 22, 2014.)

PROJECT DESIGN REVIEW**4. 1306 DOVER HILL RD****E-1 Zone**

(4:50) Assessor's Parcel Number: 019-103-014
Application Number: MST2014-00350
Owner: Erik Nickel
Designer: Amy Von Protz

(This is a revised project description. Proposal to convert an existing 367 square foot detached two-car garage to habitable accessory space, and construct a new 299 square foot attached one-car garage and 200 square foot one-car carport. The project includes a 127 sq. ft. first level addition, a 343 lower level addition, and a 92 square foot lower level non-habitable addition to the existing 1,973 square foot multi-story single-family residence. The proposed total of 3843 square feet, located on an 18,740 square foot lot in the Hillside Design District, is 87% of the guideline floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for requested zoning modifications.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 069-14. Project was last reviewed on October 20, 2014.)

PROJECT DESIGN REVIEW**5. 415 YANKEE FARM RD****A-1/SD-3 Zone**

(5:25) Assessor's Parcel Number: 047-030-024
 Application Number: MST2014-00464
 Owner: Sandra D. McGraw Trust
 Owner: Franck Hanse
 Architect: David Mendro
 Engineer: Thom Hume Consulting Engineers
 Contractor: Allen Construction

(Proposal to demolish an existing 2,198 square foot single-family residence with an attached garage and carport and construct a new 2,622 square foot, one-story single-family residence with a 683 square foot, attached two-car garage with a bike storage area. The proposal includes a new 513 square foot pool and 100 square foot spa, patios, decks, landscaping, and 1,500 cubic yards of cut and fill grading to be balanced on site. The proposed total of 3,305 square feet of development on a 1 acre lot in the non-appealable jurisdiction of the Coastal Zone is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00453.)

(Project Design Approval is requested. Project was last reviewed on October 6, 2014.)

PROJECT DESIGN REVIEW**6. 1346 MANITOU RD****E-1 Zone**

(6:25) Assessor's Parcel Number: 049-210-010
 Application Number: MST2014-00533
 Owner: Lewis E. Manring
 Architect: W. David Winitzky

(Proposal to add 1,193 square feet of first- and second-story additions to an existing 1,983 square foot single-family residence with a 455 square foot detached garage. The additions include habitable space that will connect the garage to the residence. The project also includes new landscaping, site walls, and an interior remodel. The proposed total of 3,631 square feet on a 27,168 square foot lot in the Hillside Design District is 76% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on November 17, 2014.)

*** THE BOARD WILL RECESS AT 6:00 P.M. AND RECOVENE AT 6:25 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 1575 ORAMAS RD****E-1 Zone****(7:00)**

Assessor's Parcel Number: 029-051-005
Application Number: MST2014-00587
Designer: Mark Morando
Owner: George Pecoulas and Patricia Luscombe

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts. The project includes new smooth-coat Mission style stucco, a new standing seam metal roof, alterations to the roof above the garage and dwelling, and a new garage door. Staff Hearing Officer review is requested for alterations to the dwelling within the interior setback. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification. Project was referred from Consent on December 8, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3015 SAMARKAND DR****E-3/SD-2 Zone****(7:25)**

Assessor's Parcel Number: 051-191-007
Application Number: MST2014-00628
Owner: Leslie T. Nolan
Architect: Amy Taylor

(Proposal for demolition of a 100 square foot front porch, addition of 329 square feet to the first-floor, and addition of 811 square feet to the second floor. The project includes an interior remodel of the existing 1,092 square foot single-family residence with an attached 335 square foot two-car garage. The proposed total of 2,612 square feet is 85% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification to allow additions and alterations in the interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for a requested zoning modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 251 LA MARINA DR****E-3/SD-3 Zone**

(8:00) Assessor's Parcel Number: 045-161-008
Application Number: MST2014-00583
Owner: Navid Eskandari
Architect: Alan Mcleod
Applicant: Lauren Anderson

(Proposal to construct 700 square feet of new one-story additions and a new 785 square foot two-story addition, to an existing 800 square foot, one-story, single-family residence. The proposal includes demolition of 100 square feet of the existing non-conforming garage and a new, conforming, 400 square foot, two-car garage. The proposed development total of 2,685 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 100% of the required floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS