



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

Note: This is a Special Tuesday meeting date.

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

TUESDAY, January 5, 2016 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
 KATHLEEN GOO, 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>Master Application & Submittal Fee - (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 <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>Rough sketches 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 3308, 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 Wednesday, December 23, 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 14, 2015**.
- C. Consent Agenda of **January 4, 2016**. (The December 21, 2015 Consent Review was cancelled.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 210 MEIGS RD (LOT 4)****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-110-011
Application Number: MST2015-00606
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne, Architect

[**Lot 4:** Proposal for a new 2,152 square foot, two-story, single-family residence with a 400 square foot, attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,552 square feet on a newly created 7,787 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 90% of the required maximum floor-to-lot area ratio (FAR). This project is **Lot 4** of a five-lot subdivision approved under MST2006-00476.]

(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution No. 007-09.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 210 MEIGS RD (LOT 5)****E-3/SD-3 Zone****(3:30)**

Assessor's Parcel Number: 045-110-011
Application Number: MST2015-00607
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne, Architect

[**Lot 5:** Proposal for a new 2,281 square foot, two-story, single-family residence with a 525 square foot, attached two-car garage with storage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on a newly created 11,334 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 73% of the required maximum floor-to-lot area ratio (FAR). This project is **Lot 5** 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 DESIGN REVIEW**3. 1302 SAN MIGUEL AVE****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 045-042-007
Application Number: MST2015-00221
Owner: Ethan Franklin
Architect: Chris Manson-Hing

[**This is a revised project description.** Proposal for 1,089 square feet of upper-level additions to an existing 1,106 square foot single-family residence with a 206 square foot basement and 338 square foot attached two-car garage on a lower level. The project includes demolition of an existing front entry cover and concrete patio, a new wood deck at the front entry, new terraced planters, a remodeled deck and new railings above the garage, new doors and windows, and a new metal standing seam roof. The proposed total of 2,739 square feet of development on a 6,418 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 94% of the required maximum floor-to-lot area ratio (FAR). The FAR includes a 50% credit (103 square feet) for basement square footage. The previous project description called for 377 square feet of additions. The project includes Staff Hearing Officer review for additions and alterations in the front setback.]

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 067-15. Project was last reviewed on June 15, 2015.)

SFDB-CONCEPT REVIEW (CONTINUED)**4. 2941 VALENCIA DR****E-3 Zone**

(4:25) Assessor's Parcel Number: 053-362-010
Application Number: MST2015-00529
Owner: Joy Bronson Smith Revocable Living Trust
Architect: Gregory Jenkins

[Proposal to construct a 27 square foot first-floor addition and a 640 square foot second-floor addition to an existing 1,107 square foot, one-story, single-family residence with a 304 square foot detached two-car garage. The project includes a new covered upper-level balcony and an interior remodel. The proposed total of 2,078 square feet on a 5,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2012-00374.]

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 14, 2015.)

PROJECT DESIGN REVIEW**5. 1240 W MICHELTORENA ST****R-1 Zone**

(4:50) Assessor's Parcel Number: 041-101-010
 Application Number: MST2014-00555
 Applicant: Gelare Macon
 Owner: Katherine Hahn
 Architect: Mark Travers

[Proposal for a new three-story, 2,011 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. The ground level will be comprised of a 492 square foot two-car garage and 273 square feet of living area, the middle level will have 637 square feet, and the upper level will have 609 square feet. There will be 149 square feet of deck on the middle level. A new landscape plan is also proposed. The floor-to-lot-area ratio (FAR) is 74% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback. An encroachment permit is required for construction in the public right of way.]

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 059-15. Project was last reviewed on January 26, 2015.)

REVIEW AFTER FINAL**6. 306 SHERMAN RD****A-1 Zone**

(5:20) Assessor's Parcel Number: 019-050-003
 Application Number: MST2009-00414
 Owner: Antar Dayal
 Architect: Hector Magnus

[Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot, three-story single family residence plus a 555 square foot basement that is not included in the floor to lot area ratio (FAR), and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding the basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the FAR. The project received Final Approval by SFDB on April 12, 2010. The project is returning to the Staff Hearing Officer for additional setback encroachments involving a fountain wall element that exceeds 8 feet in height and exterior stairs within the required front setback. The design elements were part of the original approval granted by SFDB and have not changed; however, the project is returning to SFDB for comments only to the Staff Hearing Officer.]

(Review After Final is requested to omit window louvers, omit a fence along the westerly property line, and for revisions to the landscape plan. Project was last reviewed on December 14, 2009.)

SEE CONSENT REVIEW ITEMS DATED JANUARY 4, 2016