



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, April 4, 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: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 LETICIA I. MIGUEL, 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	Master Application & Submittal Fee - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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.
- c. Contact City Planning staff at 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 7543, 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, March 30, 2016, 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 **March 21, 2016**.
- C. Consent Agenda of **March 28, 2016**, and **April 4, 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**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

(Lot 4: Proposal for a new 2,388 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 2,788 square feet on a newly created 7,787 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 4** 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 March 21, 2016.)

REVIEW AFTER FINAL**2. 1512 SHORELINE DR****E-3/SD-3 Zone**

(3:20) Assessor's Parcel Number: 045-181-012
Application Number: MST2012-00328
Owner: William Russ
Designer: Robert Paul Design
Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio [FAR]. The proposal will address violations identified in ZIR2011-00414.)

(Review After Final is requested for revisions to the landscape plan. Project was last reviewed on June 2, 2014.)

PROJECT DESIGN REVIEW**3. 1425 MISSION RIDGE RD****A-2 Zone**

(3:40) Assessor's Parcel Number: 019-103-023
Application Number: MST2015-00474
Owner: RC Steiner Living Trust
Architect: Tom Oschner

(This is a revised project description. Proposal to demolish an existing 3,900 square foot, one-story, single-family residence and garage and construct a new two level single family residence comprising a 4,390 square foot main level, a 3,660 square foot basement, a 550 square foot attached two-car garage, a 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, a terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,784 square feet (of which 7,960 square feet applies to the floor-to-lot area ratio [FAR] is 145% of the guideline maximum floor to lot area ratio [FAR]. The proposal requires a determination of Substantial Conformance with Staff Hearing Officer Resolution #082-008 approved on October 22, 2008. The project includes Staff Hearing Officer review for zoning modifications to allow the cumulative garage space to exceed 750 square feet and for an accessory structure to be located in the remaining front yard. This project will address a violation in Zoning Information Report ZIR2015-0057.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 004-16. Project was last reviewed on October 19, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1210 SHORELINE DR****E-3/SD-3 Zone**

(4:05) Assessor's Parcel Number: 045-214-015
Application Number: MST2016-00091
Owner: Katherine A. Stuva Living Trust
Architect: Chris Cottrell

(Proposal for exterior alterations on an existing three-story single-family residence that include the following: enlargement of second and third level decks by 308 square feet, new ipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces that will result in a net reduction of 45 square feet. The proposed total of 2,821 square feet on a 5,796 square foot lot in both the appealable and non-appealable Jurisdictions of the Coastal Zone is 107% of the required maximum floor-to-area ratio [FAR]. This project includes coastal review and Staff Hearing Officer review for zoning modifications to allow encroachments into the front and interior setbacks and for a solar access modification. The project will address violations identified in Zoning Information Report ZIR2012-00530.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1211 SERRA VISTA LN****E-1 Zone**

(4:40) Assessor's Parcel Number: 029-510-004
Application Number: MST2015-00211
Owner: Cynthia Halpin Mccoy Residence Trust
Applicant: Vanguard Planning LLC
Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Second concept review. Comments only; project requires a Substantial Conformance Determination for increased building height, consistent with Planning Commission Resolution No. 004-16. Project was last reviewed on June 1, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 246 SAN CLEMENTE****E-3/SD-3 Zone**

(5:10) Assessor's Parcel Number: 045-152-025
Application Number: MST2015-00598
Owner: Jewell Family Trust
Applicant: Vanguard Planning LLC
Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a tool shed and construction of a 112 square foot accessory building. The proposed total of 2,407 square feet on a 5,998 square foot lot is 90% of the required maximum floor-to-lot area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested to allow for one covered parking space on site, instead of the two that are required.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 288 CANON DR****E-2/SD-2 Zone**

(5:45) Assessor's Parcel Number: 053-142-010
Application Number: MST2015-00549
Owner: Wayne and Elizabeth Labrie
Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, tree removals and minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet [of which 1,594 square feet is in a new basement and will receive a 50% FAR credit] on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within the front and two interior setbacks, and for a solar access modification.)

(Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

IN-PROGRESS REVIEW**8. 11 VIA ALICIA****E-1 Zone**

(6:20) Assessor's Parcel Number: 015-311-003
Application Number: MST2013-00052
Owner: Peter Trent
Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new swimming pool and site walls. The proposal includes approximately 30 cubic yards of cut for the new pool. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio [FAR].)

(Comments are requested for a revised pool location and design. No changes have been made to the proposed residence since Project Design Approval. Project was last reviewed on December 2, 2013.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS