



# 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, June 13, 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  
 KATIE MAMULSKI, Planning Technician  
 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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, &amp; plumbing where applicable.</p>

**PUBLIC HEARING PROCEDURES.** The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**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](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@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, relate to an agenda item, and 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. Public comment submitted prior to the scheduled meeting can be submitted via email to [SFDBSecretary@SantaBarbaraCA.gov](mailto: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.

**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](http://SantaBarbaraCA.gov/MySB). 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 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street 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 at 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](mailto: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, June 9, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).
- 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast guide can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://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 **Tuesday, May 31, 2016**.
- C. Consent Agenda of **June 6, 2016, and June 13, 2016**.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **FINAL REVIEW**

**1. 2878 VERDE VISTA DR E-3 Zone**

**(3:20)** Assessor's Parcel Number: 053-362-023  
 Application Number: MST2015-00628  
 Owner: Perkins Family Trust  
 Applicant: Bildsten Architecture & Planning

(This is a revised project description. Proposal for 743 square foot second-story addition to an existing 940 square foot, one-story single-family residence with an "as-built" 25 square foot front porch and a 380 square foot, detached, two-car garage. The proposed total of 2,088 square feet on a 4,193 square foot lot is 86% of the allowable maximum floor-to-lot area ratio (FAR). An Administrative Height exception is required for an overheight "as-built" six foot high fence at the property. Staff Hearing Officer review is requested for zoning modifications to allow an "as-built" one story addition in the required front setback and to allow a conforming second-story addition that changes the basic characteristics of the existing residence, which is non-conforming to two-front yard setbacks.)

**(Final Approval is requested. Project was last reviewed February 22, 2016.)**

### **REVIEW AFTER FINAL**

**2. 3427 SEA LEDGE LN A-1/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 047-082-009  
 Application Number: MST2016-00212  
 Architect: Andrew Roteman  
 Owner: Leon and Joy Lunt  
 Owner: Leon and Joy Lunt

(Proposal for changes to an existing approved landscape plan to include the removal of three trees, hardscape changes and to omit four trees from the approved landscape plan. The project is located in the Appealable Jurisdiction of the Coastal Zone.)

**(Review After Final is requested for changes to previously approved project for a revised landscape plan. Project was last reviewed at Consent Review on June 6, 2016.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 1548 ALAMEDA PADRE SERRA****E-1 Zone**

**(4:10)** Assessor's Parcel Number: 019-183-010  
 Application Number: MST2016-00140  
 Owner: Charlotte Elaine Keenan Living Trust  
 Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed May 2, 2016.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 825 ROBLE LN****E-1 Zone**

**(4:40)** Assessor's Parcel Number: 019-252-008  
 Application Number: MST2016-00048  
 Owner: Bell Family Trust  
 Architect: Kent Mixon

(Proposal for a Voluntary Lot Merger and to construct a new 793 square foot third-story addition to an existing 1,794 square foot, two-story single-family residence with an existing 388 square foot attached two-car garage. The proposal includes a 265 square foot covered patio, with an extended chimney, a 793 square foot third floor addition of a master bedroom, bath, closet and a trellised covered porch. The proposed total of 2,975 square feet of development on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for zoning modifications to allow encroachments into the two front yard setbacks and one interior setback.)

**(Second Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed March 7, 2016.)**

**SFDB-CONCEPT REVIEW (CONT.)****5. 1425 MISSION RIDGE RD****A-2 Zone**

**(5:10)** Assessor's Parcel Number: 019-103-023  
 Application Number: MST2015-00474  
 Owner: RC Steiner Living Trust  
 Architect: Tom Oschner

(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, 3,660 square foot basement, 550 square foot attached two-car garage, 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, 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)] on a 1.92 acre lot is 145% of the guideline maximum allowable 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.)

**(Third Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed April 18, 2016.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**6. 1903 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

**(5:50)** Assessor's Parcel Number: 045-100-078  
 Application Number: MST2016-00216  
 Owner: Finegold Family Trust  
 Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(Repair and extend existing wood deck in direction away from bluff; addition of a new wood sliding entry gate; addition of concrete steps in the landscape; extend existing wood fence; clearing of previous owners building violations (ZIR2014-00192). The proposed total of 891 square feet on a 31,363.2 square foot lot in the Hillside Design District is 19% of the maximum allowable floor-to-lot area ratio (FAR). The project is within the Appeal Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 1522 KNOLL CIRCLE DR E-1 Zone**

**(6:20)** Assessor's Parcel Number: 015-142-002  
 Application Number: MST2016-00201  
 Owner: Regas Christou  
 Architect: Chris Cottrell

(Proposal for a 1,325 square foot one-story addition to an existing 1,625 square foot one-story house with an existing 611 square foot attached two-car garage. The proposed total of 2,950 square feet on a 21,133 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**8. 120 MESA LN E-3/SD-3 Zone**

**(6:40)** Assessor's Parcel Number: 041-341-011  
 Application Number: MST2016-00158  
 Owner: Patrick Brown  
 Architect: Robert Foley

(Proposal to demolish an existing 1,101 square foot one story residence and 233 square foot garage and replace with a new two story 2,305 square foot residence and 420 square foot garage. New spa and outdoor fireplace. The proposed total of 2,725 square feet on a 8,089 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). Coastal Exclusion is required.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**