



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD AGENDA

**BOARD MEMBERS WILL CONDUCT A SITE VISIT AT 1542 CLIFF DRIVE  
ON MONDAY, NOVEMBER 2, 2015, AT 2:10 P.M.**

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

**Monday, November 2, 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](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	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 plans</u> are required at the time of submittal & each time plans are revised. <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. 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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](http://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](mailto: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](http://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](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, October 29, 2015, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov](http://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](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 October 19, 2015.
- C. Consent Agenda of October 26 and November 2, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 1542 CLIFF DR****E-3 Zone**

**(3:10)** Assessor's Parcel Number: 035-170-002  
 Application Number: MST2015-00409  
 Owner: Michael Kinderman  
 Architect: Tom Ochsner

(Proposal to construct a new wooden privacy screen with a height of up to 21 feet tall in the rear yard of an existing single-family residence. The proposed screen will be adjacent to an existing 5.5-foot tall retaining wall to remain. The project also includes new landscaping, a new retractable awning on wire cables in a courtyard in the rear yard, and removal of an unpermitted trellis structure. The project will address violations in Zoning Information Report ZIR2009-00333.)

**(Fifth concept review. Project Design Approval is requested. Project was last reviewed on October 19, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 210 MEIGS RD****E-3/SD-3 Zone**

**(3:35)** 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.)

**(Comments only.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 210 MEIGS RD****E-3/SD-3 Zone**

**(4:10)** 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 2,853 square foot, two-story, single-family residence with an 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 93% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

**(Comments only.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 210 MEIGS RD****E-3/SD-3 Zone**

**(4:45)** 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 2,853 square foot, two-story, single-family residence with an 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.)

**(Comments only.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1212 SAN MIGUEL AVE****E-3/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 045-050-012  
Application Number: MST2015-00367  
Owner: Douglas Carman  
Architect: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for alterations to the covered entry, window and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

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

**\* THE BOARD WILL RECESS AT 5:45 P.M. AND RECONVENE 6:10 P.M. \***

**PROJECT DESIGN AND FINAL REVIEW****6. 611 HOLMCREST RD****E-1 Zone**

**(6:10)** Assessor's Parcel Number: 019-331-012  
Application Number: MST2015-00305  
Owner: Brett Slatkin  
Architect: Wade Davis Design

(This is a revised project description. Proposal to enclose a covered deck and permit an "as-built" closet at the lower floor to become 76 square feet of habitable area and to enclose a portion of a covered deck on the upper floor to become 27 square feet of habitable area. The project includes an 85 square foot upper floor addition. The additions and alterations will result in a total of 188 square feet of new additions to the existing 1,326 square foot, two-level residence with an attached one-car garage. The project also includes replacing an existing uncovered porch with a new 64 square foot front entry deck, new lower and upper floor deck extensions of 109 and 103 square feet, respectively, and new windows and doors. The proposed total of 1,514 square feet on a 5,629 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks. Violations listed in Zoning Information Report [ZIR2014-00366] will be addressed with this project.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 056-15. Project was last reviewed on July 13, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 113 LA PLATA****E-3/SD-3 Zone**

**(6:40)** 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].)

**(This is the first Concept Review of a revised project. Project Design Approval is requested. Project was last reviewed on September 8, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**