



# 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, December 14, 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  
 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 <u>at the time of submittal &amp; 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 &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>

**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 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, December 10, 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 **November 30, 2015**.
- C. Consent Agenda of **December 7, 2015** and **December 14, 2015**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**FINAL REVIEW****1. 523 CONEJO RD****A-1 Zone**

**(3:10)** Assessor's Parcel Number: 019-062-008  
 Application Number: MST2014-00212  
 Owner: Gina Y. Han  
 Applicant: Ali Jeevanjee  
 Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR) and includes Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 2014-00242. Project was last reviewed on November 3, 2014.)**

**FINAL REVIEW****2. 1177 LAS ALTURAS RD****A-1 Zone**

**(3:30)** Assessor's Parcel Number: 019-113-004  
 Application Number: MST2015-00488  
 Owner: Virginia Moede  
 Architect: Patrick Tighe  
 Applicant: Albert Chavez

(Proposal for first- and second-floor alterations that will result in a net reduction of 4 square feet to an existing two-story, 1,973 square foot residence. The project includes a 144 square foot addition to an existing 283 square foot accessory space located above a 437 square foot detached two-car garage. The project also includes a new pool in the front yard, new windows and doors, two-uncovered parking spaces, removal of roof eaves, site work, and a new exterior finishes. The proposed total of 2,606 square feet on a 18,816 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed on October 19, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 2941 VALENCIA DR****E-3 Zone**

**(3:55)** 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.)

**(Project Design Approval is requested.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1686 LAS CANOAS RD****A-1 Zone**

**(4:30)** Assessor's Parcel Number: 021-072-007  
 Application Number: MST2015-00573  
 Owner: Linda Kiefer  
 Architect: Sherry Associates

(Proposal to add 748 square feet of first-story additions to an existing 2,960 square foot, one-story, single-family residence with an attached 443 square foot, two-car garage. The alterations include converting the existing garage into habitable space and the construction of a new 750 square foot, three-car garage. The proposal also includes a 1,024 square foot accessory building, a new trellis, a new raised deck, railing and stairs, a new equestrian arena, round pen, and pasture shelters, and permitting "as-built" changes to the driveway and an "as-built" gate and fence that will require an Administrative Exception to fence height limitations. The proposed total of 5,925 square feet on a 2.4 acre lot in the Hillside Design District is 104% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for zoning modifications to allow the total amount of accessory space to exceed 500 square feet, to allow the accessory space to be located in the front yard, to allow the proposed pen to encroach into the required

75 foot front setback and for the arena and pen to encroach into the required interior setback.)

**(Comments Only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1758 CALLE BOCA DEL CANON****R-1 Zone**

**(5:05)** Assessor's Parcel Number: 041-062-033  
 Application Number: MST2015-00577  
 Owner: Leslie & Diane Ekker, Revocable Living Trust  
 Applicant: Raymond Appleton  
 Architect: Balance Associates  
 Engineer: Ashley & Vance Eng.

(Proposal to demolish the existing 925 sq. ft. single-family dwelling and 742 square foot garage and to construct a new modular 2,784 square foot one-story single family dwelling with a detached 740 sq. ft. garage, new decks, a new driveway and motorcourt and 97.9 cubic yards of cut and 97.9 cubic yard of fill for the driveway and motorcourt, a new 88 linear foot, six-foot high CMU wall to replace the "as-built" retaining. The proposal will address violations outlined in ZIR2015-00292 and ENF2013-01382.)

**(Comments Only.)**

**\* THE BOARD WILL RECESS AT APPROX. 5:40 P.M., AND RECOVENE AT 6:05 P.M. \***

**PROJECT DESIGN REVIEW****6. 1893 EUCALYPTUS HILL RD****A-2 Zone****(6:05)**

Assessor's Parcel Number: 015-040-033  
Application Number: MST2015-00017  
Owner: David and Judy B. Jones  
Architect: Tom Meaney  
Contractor: Giffin & Crane General Contractors, Inc.

(This is a revised proposal to demolish an existing 4,000 square foot, single-family residence and construct a new 6,780 square foot, two-story, single-family residence with a basement, and an attached three-car garage. The project includes a new pool and associated hardscape, new landscaping, and 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,780 square feet (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio (FAR). The project will address a building violation identified in Zoning Information Report ZIR2014-00364. The revised project will result in a revised exterior design and reductions to the previously approved 6,850 square feet and 109% FAR.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on February 9, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 511 BROSIAN WAY****A-1/SD-3 Zone****(6:35)**

Assessor's Parcel Number: 047-030-011  
Application Number: MST2015-00569  
Owner: John Park  
Architect: Cearnal Andrulaitis, LLP

(Proposal for a new 7,200 square foot tennis court at a single-family residence on 2.22 acre lot in the Hillside Design District and located within both the appealable and non-appealable jurisdictions of the Coastal Zone. The tennis court will be developed within the non-appealable jurisdiction of the Coastal Zone and will require Coastal Review. The project includes 1,334 cubic yards of cut and fill grading to be balanced on the site and includes revisions to a previously approved landscape plan under MST2014-00149.)

**(Project Design Approval is requested. Project requires findings for grading in the Hillside Design District.)**

**\* The following noticed Agenda Item has been Postponed Indefinitely at the Applicant's request. \***

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

**8. 2255 LAS TUNAS RD**

**A-1 Zone**

**(0:00)**

Assessor's Parcel Number: 019-162-008  
Application Number: MST2015-00571  
Owner: Tracy Rochestie  
Applicant: Teri Malinowski  
Architect: Chris Cottrell

(Proposal to construct 139 square feet ground floor additions and a new 881 square foot second story to an existing one-story 1,690 square foot, single-family residence and an attached 421 square foot two-car carport. The proposal also includes a total of 901 square feet of patios, and the reconfiguration of the carport and outdoor storage. The proposed total of 3,142 square feet located on a 15,959 square foot lot in the Hillside Design District is 72% of the guideline floor-to-lot area ratio (FAR). Proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060. Staff Hearing officer review is requested for zoning modifications to allow alterations in the interior setback and to construct a conforming second-story addition that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to two interior setbacks.)

**(Project has been Postponed Indefinitely at the Applicant's request.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**