



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

Note: Special Tuesday meeting date due to observance of the Monday, September 7, 2015, Labor Day Holiday.

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

TUESDAY, September 8, 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

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 folded plans 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. <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.

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. 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, September 3, 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 August 24, 2015.
- C. Consent Agenda of Monday, August 31, 2015 and Tuesday, September 8, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1632 LA VISTA DEL OCEANO DR****E-1 Zone**

(3:10) Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. Staff Hearing Officer review is requested for a zoning modification to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

(Comments only for a newly proposed retaining wall in the front yard and taller than 8 feet within the interior setback; project requires Staff Hearing Officer review for a requested zoning modification. The proposed residence received Project Design Approval when it was last reviewed on December 1, 2014.)

FINAL REVIEW**2. 210 MEIGS RD****E-3/SD-3 Zone**

(3:20) Assessor's Parcel Number: 045-110-011
Application Number: MST2006-00476
Owner: 210 Meigs Road, LLC
Architect: East Beach Ventures Architecture
Agent: Rich Ridgeway

(Proposal for a five lot subdivision to include street improvements, grading, and landscaping. The project required a General Plan amendment, Local Coastal Plan amendment, zone change, and a lot line adjustment between three existing lots referred to as 216 and 290 Lighthouse Road and 210 Meigs Road. The project was approved by the Planning Commission on March 5, 2009. Single-family residences are proposed for each lot under a separate application.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on April 6, 2015.)

SFDB-CONCEPT REVIEW (CONT.)**3. 9 FELLOWSHIP CIR****E-1 Zone**

(3:40) Assessor's Parcel Number: 041-152-008
Application Number: MST2015-00166
Owner: Joey and Emily Benaron
Architect: Kas Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached 1-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484). The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

(Second concept review. Comments only; project must comply with Staff Hearing Officer Resolution No. 040-15. Project was last reviewed on May 4, 2015.)

PROJECT DESIGN REVIEW**4. 701 ISLAND VIEW DR****E-1 Zone**

(4:10) Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Owner: Petersen Family Trust
Applicant: Gregory Jenkins

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR.) This project includes Staff Hearing Officer review for zoning modifications to allow a conforming story-addition and a one-story addition with one new window in the required front setback and to allow a conforming two-story addition and alterations to the dwelling with three new windows in the required south interior setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 042-15. Project was last reviewed on May 18, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 113 LA PLATA****E-3/SD-3 Zone**

(4:40) Assessor's Parcel Number: 045-201-014
Application Number: MST2015-00351
Owner: Bruce G. McCabery, III
Architect: Tom Jacobs

(Proposal to demolish the existing 1,295 square foot, one-story residence and construct a new 2,186 square foot, two-story residence with an attached 200 square foot, one-car garage and one uncovered parking space. The project includes an 86 square foot upper level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,186 square feet of development on a 5,553 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 85% of the required floor-to-lot area ratio (FAR). The project complies with the exception to provide one covered and one uncovered parking space and for the uncovered space to encroach 3 feet into the interior setback. However, this uncovered space requires Staff Hearing Officer review for a zoning modification to allow it to be located in the front yard.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for a requested zoning modification.)

PROJECT DESIGN REVIEW**6. 1056 CLIFF DR****E-3 Zone**

(5:15) Assessor's Parcel Number: 035-212-016
Application Number: MST2015-00177
Owner: Edward St. George
Applicant: Laura Weinstein
Architect: Jerry Wilhelm

(Proposal to construct a 31 square foot first-floor and 584 square foot second-floor addition to an existing 1,047 square foot, one-story, single-family residence with an attached 364 square foot carport. The proposal also includes demolition and replacement of the existing carport with a 483 square foot attached two-car garage. The proposed total of 2,145 square feet on an 8,719 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in Zoning Information Report ZIR2014-00526, including permitting and relocation of an "as-built" trellis.)

(Project Design Approval is requested. Project was last reviewed on May 18, 2015.)

*** THE BOARD WILL RECESS AT 5:40 P.M. AND RECONVENE AT 6:10 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

(6:10) Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Stephen F. Sailer
Architect: Donna Crossman

(Proposal to construct 198 square feet of first-floor additions and 603 square feet of second-floor additions to an existing 1,024 square foot, one-story, single-family residence with a detached 200 square foot, one-car garage. The project includes a new 400 square foot, two-car garage, retaining walls, and exterior steps. The proposed total of 2,225 square feet of development on a 5,005 square foot lot in the Hillside Design District is 91% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested modifications for parking and additions in the required front setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modifications. Project was last reviewed on June 1, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 296 SCHULTE LN****A-1 Zone**

(6:40) Assessor's Parcel Number: 055-230-004
Application Number: MST2015-00395
Owner: Stone Family Trust
Architect: AB Design Studio

(Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 009-14.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS