



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, October 19, 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	<p><u>Master Application & 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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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, & 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. 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, October 15, 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 October 5, 2015.
- C. Consent Agenda of October 19, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 1056 CLIFF DR****E-3 Zone**

(3:10) 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.)

(Final Approval is requested. Project was last reviewed on September 8, 2015.)

CONCEPT REVIEW: NEW ITEM: PUBLIC HEARING**2. 1425 MISSION RIDGE RD****A-2 Zone**

(3:30) 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 4,350 square foot main level, a 3,660 square foot basement, a 590 square foot attached two-car garage, a 710 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes an uncovered parking space, a new 512 square foot 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 9,790 square feet (of which 7,960 square feet applies to the floor-to-lot area ratio [FAR]) is 145% of the guideline maximum FAR. The project includes Staff Hearing Officer review for zoning modifications to allow the cumulative garages 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.)

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

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

(4:10) Assessor's Parcel Number: 035-170-002
Application Number: MST2015-00409
Owner: Michael Kinderman
Architect: Tom Oschner

(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.)

(Fourth concept review. Project Design Approval is requested. Project was last reviewed on September 21, 2015.)

CONCEPT REVIEW - NEW ITEM**4. 1177 LAS ALTURAS RD****A-1 Zone**

(4:45) Assessor's Parcel Number: 019-113-004
Application Number: MST2015-00488
Owner: Virginia Moede
Architect: Patrick Tighe

(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 new exterior finishes. The proposed total of 2,606 square feet on an 18,816 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio [FAR].)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 302 E CALLE LAURELES****E-3/SD-2 Zone**

(5:10) Assessor's Parcel Number: 053-084-011
Application Number: MST2015-00476
Owner: James D. Fowkes
Architect: J. Grant Design

(Proposal to replace an existing 300 square foot attached one-car garage with a new 476 square foot attached two-car garage and construct a 1,506 square foot two-story residential addition on an existing 1,087 square foot single-family dwelling. Also proposed on this 6,414 square foot parcel is a new 32 square foot covered front entry porch, change the exterior finish from plaster to Hardi-shake, and replace all remaining windows with new. The proposed floor-to-lot-area ratio [FAR] will be .38 or 89% of the maximum FAR.)

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

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 406 N ONTARE RD

E-2/SD-2 Zone

(6:10)

Assessor's Parcel Number: 053-151-012
Application Number: MST2015-00471
Owner: Carolina N. Pizarro
Architect: Koffka-Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage and 534 square feet of habitable space above it. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic feet will be under the residence and 8 will be under the pool. The proposed total of 4,702 square feet on a 21,524 square foot lot is 100% of the guideline maximum floor-to-lot area ratio [FAR].)

(Comments only; project requires an environmental assessment and compliance with base flood elevation requirements.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS