



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, February 22, 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
 DAVID ENG, Planning Technician
 KATHLEEN GOO, 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>Master Application & Submittal Fee - (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 <u>at the time of submittal & 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 & 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>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.</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 3308, 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, February 18, 2016, 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 **on February 8, 2016.**
- C. Consent Agenda of **February 16, 2016; and February 22, 2016.**
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 118 LA VISTA GRANDE****E-1 Zone**

(3:10) Assessor's Parcel Number: 015-083-011
Application Number: MST2015-00281
Architect: Michael Stroh
Owner: Christophe Lloyd

(Proposal for new masonry retaining walls to replace a failing wall in the rear yard of an existing 1,239 square foot single-family residence in the Hillside Design District. A new detached trellis, fire pit gas feed, landscaping, site steps, and site lighting are proposed. The project includes 30 cubic yards of cut grading to be balanced on site.)

(Review After Final is requested for revisions to the landscape plan in the rear yard. Project was last reviewed at Consent Calendar on July 6, 2015.)

CONCEPT REVIEW - CONTINUED ITEM**2. 1405 MISSION RIDGE RD****A-2 Zone**

(3:30) Assessor's Parcel Number: 019-210-001
Application Number: MST2016-00024
Owner: Maria Brant Living Trust
Applicant: Ken Mineau

(Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.)

(Second Concept Review. Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification. Project was referred from Consent Calendar on February 16, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**3. 2878 VERDE VISTA DR****E-3 Zone**

(4:00) Assessor's Parcel Number: 053-362-023
 Application Number: MST2015-00628
 Owner: Perkins Family Trust
 Applicant: Bildsten Architecture & Planning

(Proposal to add a 743 square foot second story to the existing 965 square foot, one-story single-family residence with a 380 square foot, detached, two-car garage. The project "as-built" enclosure of the front porch. The proposed total of 1,708 square feet on a 4,193 square foot lot is 71% of the required maximum floor-to-lot area ratio [FAR]. The project includes Staff Hearing officer review for alterations in the front setback and conforming additions that change the basic characteristics of the existing residence, which is non-conforming to two front yard setbacks.)

(Third Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on February 8, 2016.)

CONCEPT REVIEW - CONTINUED ITEM**4. 251 LA MARINA DR****E-3/SD-3 Zone**

(4:30) Assessor's Parcel Number: 045-161-008
 Application Number: MST2014-00583
 Owner: Navid Eskandari
 Architect: Alan Mcleod

(This is a revised project description for additions and alterations to an existing 800 square foot, one-story, single-family dwelling with an attached 250 square foot garage. The proposal includes a 648 square foot first-floor addition, a new 661 square foot second-floor addition, demolition of 100 square feet of the existing garage, and construction of a 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The proposal also includes a new driveway and curb cut, new pool and spa, and 20 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,555 square feet of development on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 95% of the required floor-to-lot area ratio [FAR]. No zoning modifications are pursued with the revised project.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 8, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1045 CIMA LINDA LN****A-2 Zone**

(5:00) Assessor's Parcel Number: 015-202-045
 Application Number: MST2016-00033
 Owner: Greg Anzalone
 Architect: Alan Mcleod

(Proposal for 1,247 square feet of one-story additions to an existing 3,462 square foot, one-story, single-family residence with an attached two-car garage. The proposal includes the conversion of the existing garage into new habitable space, roof alterations, and an interior remodel. It also includes elimination of one of two existing driveways and curb cuts, modification of the remaining curb cut, a new driveway gate, and new landscaping. This project will address a violation identified in Zoning Information Report ZIR2015-00596. The proposed total of 4,709 square feet of development on a 1.38 acre lot in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio [FAR].)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1925 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

(5:30) Assessor's Parcel Number: 045-100-024
Application Number: MST2013-00240
Owner: Emprise Trust
Architect: AB Design Studio, Inc.

(Proposal for a new 3,101 square foot, three-story, single-family residence (30 foot maximum height) with a 444 square foot two-car garage. The project includes water storage tanks, a lap pool, native vegetation restoration and site stabilization. Grading would involve an estimated 1,175 cubic yards of cut and fill to be balanced onsite. The proposed total of 3,545 square feet on a 20,045 square foot flag lot in the Hillside Design District is 76% of the guideline floor-to-lot area ratio [FAR]. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires Planning Commission review for a requested Coastal Development Permit.)

***THE BOARD WILL RECESS AT APPROXIMATELY 6:20 P.M. AND RECOVENE AT APPROXIMATELY 6:45 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 612 SURF VIEW DR E-1 Zone**

(6:45) Assessor's Parcel Number: 035-112-009
Application Number: MST2016-00042
Owner: Bodhi Oser
Designer: Sarai Grenell

(Proposal to construct a new 546 square foot, one-story addition to the existing 1,821 square foot, one-story, single-family residence with 421 square foot attached two-car garage. The proposal includes a change to the roof form at the rear of the residence, a reroof of the whole house with a new metal roofing material, a new 335 square foot covered patio at the rear of the house, replacement of the garage door, new wood siding near the front entry, replacement of exterior light fixtures, and an interior remodel. The project includes new site walls, fences, and gates at the front yard, and new site landscaping. The proposed total of 2,367 square feet located on a 16,850 square foot lot in the Hillside Design District is 54% of the guideline floor-to-lot ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00099.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1401 SHORELINE DR****E-3/SD-3 Zone****(7:20)**

Assessor's Parcel Number: 045-185-016
Application Number: MST2016-00028
Owner: David Ellenberger
Architect: Pacific Architects, Inc.

(Proposal for 49 square feet of first-story and 318 square feet of second-story additions to an existing 1,812 square foot, two-story single family residence with an attached 400 square foot, two-car garage. The project includes a new covered entry porch, new 711 square foot rear deck with outdoor barbecue, a total of 180 square feet of balconies, replacement of all windows and doors, new exterior finishes, and a remodel of interior spaces. No grading is proposed. The proposed total of 2,579 square feet on a 7,339 square foot lot in the Hillside Design District is 85% of the required floor-to-lot area ratio [FAR]. The project is located within the Appeal Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires an Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS