



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

Note: This is a Special Tuesday meeting date.

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

TUESDAY, May 31, 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
 KAITLIN MAMULSKI, Planning Technician I
 KRYSTAL VAUGHN, Acting 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 folded 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>

PUBLIC HEARING PROCEDURES. The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

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 Kaitlin Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at KMamulski@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, relate to an agenda item, and 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. Public comment submitted prior to the scheduled meeting can be submitted via email to SFDBSecretary@SantaBarbaraCA.gov or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. 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. 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 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street 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 at 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 7543 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, May 26, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at www.SantaBarbaraCA.gov/SFDB.
- 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 **May 16, 2016**.
- C. Consent Agenda of **May 16, 2016, May 23, 2016, and May 31, 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 2105 ANACAPA ST****E-1 Zone**

(3:20) Assessor's Parcel Number: 025-242-011
 Application Number: MST2008-00311
 Owner: Barbara E Mathews Revocable Trust
 Architect: Britt Jewett
 Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio [FAR]. This project has received Project Design Approval and Final Approval. A Review After Final is requested for revisions to windows, patios, gates, fencing, railings, and other building details. The revised project requires Staff Hearing officer review for a front setback modification for an "as-built" barbecue and pizza oven located in the required front setback facing Padre Street, and a Substantial Conformance Determination for additional "as-built" items.)

(Review After Final is requested for the following items: 1. Replace planters in the setback that are over 22 inches above grade. 2. Extend the patio in the open yard. 3. Revise gates along garage and Anacapa St. 4. Relocate electrical panel. 5. Remove planter wall and add pizza oven in lower patio, within front setback. 6. Window revisions throughout. 7. Wrought iron fences at Padre St. 8. Revise railing design. 9. Revise entry at Anacapa St. 10. Window revisions on each elevation. Comments only; project requires Staff Hearing officer review for a new setback modification for the "as-built" barbecue and pizza oven located in the required front setback facing Padre Street and requires a Substantial Conformance Determination for other "as-built" items. Project was last reviewed on April 27, 2015 at Consent Review.)

FINAL REVIEW**2. 1893 EUCALYPTUS HILL RD****A-2 Zone**

(3:40) Assessor's Parcel Number: 015-040-033
 Application Number: MST2015-00017
 Owner: David & 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]. 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.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements prior to Final Approval. Project was last reviewed on December 14, 2015.)

PROJECT DESIGN REVIEW**3. 1211 SERRA VISTA LN****E-1 Zone**

(4:00) Assessor's Parcel Number: 029-510-004
Application Number: MST2015-00211
Owner: Cynthia Halpin Mccoy Residence Trust
Applicant: Vanguard Planning LLC
Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Project Design Approval and Final Approval are requested. Action may be taken if sufficient information is provided. Project was last reviewed on April 4, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 580 RICARDO AVE****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-131-008
Application Number: MST2016-00164
Owner: Bob Kafkis
Architect: Chris Cottrell

(Proposal for a 597 square foot second-story addition with a 75 sq. ft. balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two car garage. The project includes a new roof cover at the front entry and a new pool, pool equipment and spa in the rear yard. The proposed total of 2,280 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing officer review is requested to allow a conforming second-story addition that changes the basic characteristics of the existing residence which is non-conforming to front and interior setbacks.)

(Comments only; project requires Staff Hearing Officer review for conforming additions to an existing residence that is non-conforming to setbacks.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1721 LA CORONILLA DR****E-1 Zone**

(5:10) Assessor's Parcel Number: 035-083-002
Application Number: MST2016-00139
Owner: Michael John Malengo
Architect: Tom Ochsner

(Proposal for a 621 sf second story addition to an existing 1,789 sf house. The project includes an interior remodel to the first floor with an existing 426 sf garage. The addition includes a 286 sf deck. The project will result in a 2,410 sf residence located in the Hillside Design District is 25% of the maximum 85% floor-to-lot area ratio [FAR] on the 6,500 sf lot.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 333 EL CIELITO RD****A-1 Zone**

(5:50) Assessor's Parcel Number: 021-083-005
Application Number: MST2016-00176
Owner: Emmerson Family Revocable Trust
Applicant: Lindsay Emmerson

(Proposal to demolish an "as-built" 96 square foot shed, to construct a new 452 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, to construct a new 160 square foot shed and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,989 square feet on a 1.75 acre lot in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio [FAR]. An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet tall within 10 feet of a front lot line. The project includes Staff Hearing officer review for requested zoning modifications to allow the accessory structures in the front yard and to allow the total square footage of the detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

(Comments only; project requires Staff Hearing Officer review to allow the proposed accessory structures in the front yard and to allow accessory structures that exceed 500 sq. ft. at the property.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1310 INDIO MUERTO ST

R-3 Zone

(6:30) Assessor's Parcel Number: 017-300-002
Application Number: MST2016-00165
Owner: Justin Kirk
Architect: Chris Cottrell

(Proposal for a new 451 square foot second story, and approximate 728 square foot net addition to the ground floor of the existing 1,078 square foot single-family residence on a 5,030 square foot lot. Two uncovered parking spaces in tandem configuration per SBMC 28.90.100.6.1.C are proposed.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS