



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 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
 DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATIE MAMULSKI, 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><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>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>

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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact Katie 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. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street during normal business hours. 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.

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 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, October 27, 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 its 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 17, 2016**.
- C. Consent Agenda of **October 24, 2016**; and **October 31 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

FINAL REVIEW**1. 210 LA VISTA GRANDE****E-1 Zone**

(3:10) Assessor's Parcel Number: 015-130-003
 Application Number: MST2015-00452
 Owner: David V. Rossi
 Applicant: John Beauchamp
 Landscape Architect: Lane Goodkind

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00242.)

(Final Approval is requested.)

PROJECT DESIGN REVIEW**2. 246 SAN CLEMENTE****E-3/SD-3 Zone**

(3:30) Assessor's Parcel Number: 045-152-025
 Application Number: MST2015-00598
 Owner: Jewell Family Trust
 Applicant: Jarrett Gorin
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 194 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 sq. ft. detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested for a parking modification to allow one covered parking space on site, instead of the two covered parking spaces required.)

(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No.050-16, and was last reviewed April 4, 2016.)

CONCEPT REVIEW - NEW ITEM**3. 1207 VISCAINO RD****E-1 Zone**

(4:00) Assessor's Parcel Number: 019-232-002
 Application Number: MST2016-00468
 Owner: Carin Craig
 Applicant: David Ferrin

(Proposal to replace existing 754 square foot south facing upper level exterior deck and stairs with new 749 square foot deck and stairs, a new 450 square foot trellis over a portion of the deck, a new dormer at the south facing elevation at trellis, and expansion of the existing side patios with pervious surfaces.)

(Action may be taken if sufficient information is provided; Project must comply with SWMP requirements.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1120 LUNETTA PZ****E-3/SD-3 Zone**

(4:30) Assessor's Parcel Number: 045-222-007
 Application Number: MST2016-00098
 Owner: Jay P. Roston Trust
 Architect: Becker Henson Niksto Architects

(Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review; Project requires Coastal Review and was last reviewed October 3, 2016.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1531 W VALERIO ST****A-2 Zone**

(4:50) Assessor's Parcel Number: 041-071-041
 Application Number: MST2016-00450
 Owner: Jeffrey Alan Living Sears Trust
 Architect: W. David Winitzky

(Proposal to construct a new three-story 2,590 square foot single-family residence with an attached 474 square foot two-car garage and a detached 244 square foot one-car garage on a previously vacant lot. The proposal includes a total of 250 cubic yards of grading, 162 cubic yards cut and 27.8 cubic yards fill under the building and 167 cubic yards of cut and 52.8 cubic yards of fill on site. Also proposed is 1,148 square feet of roof decks, 619 square feet of decks at grade, site walls, new driveway and two uncovered parking spaces. The proposed total of 3,310 square feet located on a 74,790 square foot lot located in the Hillside Design District, is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project requires environmental assessment, must comply with Planning Commission Resolution No. 007-07, and was last reviewed October 17, 2016.)

SFDB-CONCEPT REVIEW (CONT.)**6. 929 ALSTON RD****A-2 Zone**

(5:10) Assessor's Parcel Number: 015-174-004
 Application Number: MST2016-00104
 Owner: Tarlow Family Trust
 Architect: Warner Young

(Proposal to demolish the 2,217 square foot habitable main level of a two-level, single-family residence with an attached 445 square foot two-car garage located below to remain. The project proposes a new 2,503 square foot main level to be built on a slightly enlarged footprint over the existing foundation, with a new architectural style. The project includes an enlarged and newly covered terrace. No changes are proposed for an existing detached 721 square foot accessory building. The proposed total of 3,669 square feet on a one-acre lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project was last reviewed June 27, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 626 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

(5:40) Assessor's Parcel Number: 035-112-026
 Application Number: MST2016-00396
 Owner: James C, Henry III

(Proposal to demolish an existing 2,320 square foot one-story residence and 663 square foot attached garage and construct a new 3,614 square foot one-story residence with an attached 471 square foot two-car garage and 1,911 square feet of covered decks in the Planned Unit Development. The proposed total of 4,028 square feet on a 16,204 square foot lot located in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only; Project must comply with Tier 3 SWMP requirements.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1527 DOVER RD****E-1 Zone**

(6:10) Assessor's Parcel Number: 019-194-001
 Application Number: MST2016-00461
 Owner: Central Coast Holdings, Inc.
 Owner: RMCX07, LLC
 Agent: Jarrett Gorin
 Architect: Brewer Gordon

(Proposal to construct a 2,770 square-foot, two-story single family residence with a 467 square-foot, detached two-car garage and a 374 square-foot detached accessory space on a 13,991 square foot vacant lot. The project also includes a new 12'5" x 22'5" swimming pool with associated equipment, 1,935 square feet of covered and uncovered decks, landscaping and other site improvements. There is a total of 815 cubic yards of proposed grading on the site, 329 cubic yards is located within the building footprint, and 486 cubic yards is outside the building footprint and 388 cubic yards of import. Of the total site pavements, impermeable surfaces comprise 4,279 square feet of the lot and 1,437 square feet of paving is permeable. The proposed total of 3,611 square feet on a 13,991 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only; Project requires environmental assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS