



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, March 7, 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
 LETICIA I. MIGUEL, 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 <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><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.
- c. Contact City Planning staff at 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 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, March 3, 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 meeting of **February 22, 2016**.
- C. Consent Agenda of **March 7, 2016**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 1530 SHORELINE DR****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-181-023
Application Number: MST2016-00075
Owner: Jeff Swaim
Designer: KSD LLC

(Proposal to replace exterior doors and windows, and exterior finishes on an existing 1,977 square foot, two-story, single-family residence on a 6,969 square foot parcel in the Non-Appealable Jurisdiction of the Coastal Zone. No new floor area is proposed. This project will address violations identified in Zoning Information Report ZIR2014-00465.)

(Project Design Approval is requested. Final Approval may be granted if sufficient information is provided.)

PROJECT DESIGN & FINAL REVIEW**2. 969 ISLETA AVE****E-1 Zone**

(3:30) Assessor's Parcel Number: 035-253-019
Application Number: MST2015-00393
Owner: Crissman Trust
Architect: Patrick Marr

(Proposal for a 290 square foot first-floor addition, a 576 square foot second-story addition, a 48 square foot second-floor deck, a new entry deck and stairs, removal of an unpermitted shade structure and water heater, and interior remodel of an existing 1,262 square foot single-family residence with an attached 384 square foot, two-car garage. The project includes removal of two interior posts in the garage. The proposed total of 2,512 square feet on an 8,134 square foot lot in the Hillside Design District is 78% of the maximum required floor-to-lot area ratio [FAR]. The proposal addresses violations associated with Zoning Information Report ZIR2014-00257. This project includes Staff Hearing Officer review for modifications for additions in the front setback and for conforming additions that change the basic characteristics of a dwelling that is non-conforming to two interior setbacks.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 005-16. Project was last reviewed on September 21, 2015.)

SFDB-CONCEPT REVIEW (CONT.)**3. 612 SURF VIEW DR****E-1 Zone**

(4:00) Assessor's Parcel Number: 035-112-009
Application Number: MST2016-00042
Owner: Bodhi Oser
Designer: Sarai Grenell

(Proposal to construct a new 553 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 2,374 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.)

(Second concept review. Action may be taken if sufficient information is provided. Project was last reviewed on February 22, 2016.)

PROJECT DESIGN REVIEW**4. 1308 SANTA TERESITA DR****A-1 Zone**

(4:30) Assessor's Parcel Number: 055-141-019
Application Number: MST2015-00366
Owner: John C. Heine
Applicant: Steve Fort
Architect: Mary Andrulaitis

(Proposal for a 3,190 square foot, one-story, single-family residence with an attached 565 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,755 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio [FAR].)

(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Final Approval may be granted if the project demonstrates compliance with Tier 3 Storm Water Management Program. Project was last reviewed on August 24, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 825 ROBLE LN****E-1 Zone**

(5:00) Assessor's Parcel Number: 019-252-008
Application Number: MST2016-00048
Owner: Bell Family Trust
Architect: Kent Mixon

(Proposal for a Voluntary Lot Merger and to construct a new 793 square foot third-story to an existing 1,794 square foot, two-story single-family residence with an existing 388 square foot attached two-car garage. The proposal includes a 265 square foot covered patio, with an extended chimney. The proposed total of 2,975 square feet of development on a 10,580 square foot lot in the Hillside Design District is 78% of the required maximum floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for zoning modifications to allow encroachments into the two front yard setbacks and one interior setback.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1228 MANITOU LN****R-1 Zone**

(5:30) Assessor's Parcel Number: 041-010-014
Application Number: MST2016-00052
Designer: Don Swann
Owner: Derek and Caroline White

(Proposal to convert an existing 360 square foot attached two-car garage, infill a 124 square foot breezeway, and construct 353 square feet of one-story additions to 1,945 square foot, one-story, single-family residence. The project includes the permitting and conversion of an unpermitted detached two-car carport into a new 490 square foot two-car garage. The proposed total of 2,909 square feet of development on a 19,165 square foot lot in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00472.)

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

***THE BOARD WILL RECESS AT APPROXIMATELY 6:00 P.M. AND RECOVENE AT APPROXIMATELY 6:25 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1531 SAN MIGUEL AVE****E-3/S-D-3 Zone****(6:25)**

Assessor's Parcel Number: 045-131-031
 Application Number: MST2016-00062
 Applicant: Ken Dickson
 Owner: Peter and Dorian Hirth

(Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio [FAR]. The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Project must comply with Council Resolution No. 07-086.)

FINAL REVIEW**8. 1215 E COTA ST****R-2 Zone****(7:00)**

Assessor's Parcel Number: 031-190-022
 Application Number: MST2014-00310
 Owner: Leslie Marie Colasse
 Architect: Leslie Marie Colasse

(Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite with additions in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,318 square feet on an 11,285 square foot lot is 59% of the guideline maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for an interior setback modification.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-14. Project was last reviewed on March 23, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS