



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, May 18, 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 plans</u> 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 (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, May 14, 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 May 4, 2015.
- C. Consent Agenda of May 11 and May 18, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1213 HARBOR HILLS DR****E-1 Zone**

(3:10) Assessor's Parcel Number: 035-480-037
Application Number: MST2009-00385
Applicant: Jarrett Gorin
Owner: Cecil Bond Kyte
Architect: DesignARC

(Proposal for a new 4,217 square foot, two-story residence with an attached 627 square foot, three-car garage, driveway, spa, patios, and retaining walls. The residence will be built on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. The project includes 855 cubic yard of cut and fill grading, of which 405 cubic yards will occur outside the building footprint, and 513 cubic yards will be exported off site. The proposed total floor area of 4,889 square feet is 97% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a street frontage modification.)

(Third concept review. Comments only; project must comply with Staff Hearing Officer Resolution No. 034-11. Project was last reviewed on August 30, 2010.)

SFDB-CONCEPT REVIEW (CONT.)**2. 701 ISLAND VIEW DR****E-1 Zone**

(3:50) Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Applicant: Gregory Jenkins
Owner: Petersen Family Trust

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR.) This project includes Staff Hearing Officer review for zoning modifications to allow a substantial change in the basic exterior characteristics of a residence that is non-conforming to front and interior setbacks.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on March 9, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1342 PORTESUELLO AVE****E-1 Zone**

(4:25) Assessor's Parcel Number: 049-252-013
Application Number: MST2015-00187
Owner: David Thomas & Associates, Inc.
Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,799 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 640 AURORA AVE****E-1 Zone**

(4:55) Assessor's Parcel Number: 035-122-014
Application Number: MST2015-00038
Owner: Nicolas A. Dincelli and Rosalyn Cole
Designer: Jason Grant Design Studio

(Proposal for a 1,230 square foot, one- and two-story addition to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage. The project includes a new covered front entry porch and upper level balcony. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification for changes to the basic exterior characteristics of a non-conforming residence.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested modification. Project was last reviewed on February 23, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1056 CLIFF DR****E-3 Zone**

(5:30) Assessor's Parcel Number: 035-212-016
Application Number: MST2015-00177
Applicant: Laura Weinstein
Owner: Edward St. George
Architect: Jerry Wilhelm

(Proposal to construct a 31 square foot first-floor and 479 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 461 square foot attached two-car garage. The proposal will address violations identified in Zoning Information Report ZIR2014-00526, including removal of an existing trellis. The proposed total of 2,018 square feet on an 8,719 square foot lot in the Hillside Design District is 60% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 236 SALIDA DEL SOL****E-3/SD-3 Zone**

(6:25) Assessor's Parcel Number: 045-122-006
Application Number: MST2015-00155
Owner: Wagner Family Trust
Architect: Blair Weyouth
Engineer: John Oeltman
Contractor: Creations By Callis, Inc.

(Proposal to construct 446 gross square feet of second floor additions to an existing 1,681 square foot, one-story, single-family residence with an attached 485 square foot garage. The proposed total of 2,612 gross square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 82% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2015-00130.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM**7. 312 CORDOVA DR****E-3/SD-3 Zone****(6:55)**

Assessor's Parcel Number: 045-024-009
Application Number: MST2015-00199
Architect: Peter Becker Architect
Owner: Christopher and Christiane Elsass

(Proposal to enclose the existing entry porch for a new 16 square foot addition to an existing two-story, 2,873 square foot, single family residence with an attached 416 square foot garage. The proposal will also include extending the existing roof on the south elevation, adding a shed roof at the west elevation, and door and window alterations. The proposed total of 3,307 square feet is 105% of the required floor-to-lot area ratio (FAR). This project is exempt from an FAR modification per SBMC §28.87.030.D.1.c. The proposal will address violations identified in ZIR2014-00541.)

(Comments only; project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS