



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, August 24, 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.

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, August 20, 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 August 10, 2015.
- C. Consent Agenda of August 24, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1304 CRESTLINE DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 049-251-001
 Application Number: MST2015-00385
 Owner: Joseph C. Weber Revocable Trust
 Architect: Sherry & Associates, Architects, Inc.

(Proposal to demolish 151 square feet of the first floor, to construct a 280 square feet of first-story addition, 227 square foot second-story addition, two new roof decks, and to convert 2 square feet of the master bedroom to deck area at an existing 2,313 square foot, two-story, single-family residence with an attached 415 square foot, two-car garage. The proposal also includes new solar tubes, a new trellis and an interior and exterior remodel to the dwelling. The proposed total of 3,082 square feet on a 9,756 square foot lot in the Hillside Design District is 81% of the required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review to allow alterations to the roof of the dwelling, new windows, and a roof deck to be located in the required interior setback.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1427 SHORELINE DR****E-3/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 045-185-003
 Application Number: MST2014-00136
 Owner: Malcolm Family Trust
 Architect: Winick Architects

(This is a revised project description. Proposal for a major façade remodel and 1,539 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car garage. The proposal includes the conversion the existing garage into habitable space, and construction of a 440 square foot two-car carport, 82 square foot storage room, 293 square feet of patios, and 447 square feet of decks, terraces, and an exterior stair. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 3,214 square feet on a 12,012 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone is 81% of the required maximum floor-to-lot-area ratio (FAR). This revised project includes review for a Substantial Conformance Determination to the Coastal Development Permit approved under Planning Commission Resolution 006-15.)

(First concept review for a revised project; third review overall. Project Design Approval is requested. Project requires a Substantial Conformance Determination for a Coastal Development Permit approved under Planning Commission Resolution No. 006-15. Project was last reviewed on June 13, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1566 W VALERIO ST****R-1 Zone**

(4:25) Assessor's Parcel Number: 041-032-030
 Application Number: MST2015-00376
 Owner: Robert R. Harris
 Architect: J. Grant Design Studio

(Proposal for a 182 first-floor addition and 302 square foot second-floor addition to an existing 972 square foot single-family residence with a 165 square foot attached one-car carport. The project includes a 128 square foot covered balcony on the second-floor. The proposed total of 1,621 square feet on a 5,483 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1937 ROBBINS ST****R-1 Zone**

(4:55) Assessor's Parcel Number: 043-072-015
 Application Number: MST2015-00368
 Owner: Charles H. Love
 Architect: J. Grant Design Studio

(Proposal to demolish an existing 395 square foot detached two-car garage to an existing 1,300 square foot single-family residence and construct a new detached 455 square foot two-car garage with 455 square feet of accessory space above it. The proposed total of 2,210 square feet on 6,789 square foot lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project includes removal of a greenhouse from the required setback and will address a violation in Zoning Information Report ZIR2002-00654.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1308 SANTA TERESITA DR****A-1 Zone**

(5:25) Assessor's Parcel Number: 055-141-019
 Application Number: MST2015-00366
 Owner: Cherry Brook Trust
 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, and a trellis patio cover in the rear yard. The proposal of 3,755 square feet on a 1-acre vacant lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1534 LA CORONILLA DR****E-1 Zone****(6:30)**

Assessor's Parcel Number: 035-301-008
Application Number: MST2015-00373
Owner: Elk Trust
Architect: Pacific Architects, Inc.

(Proposal to demolish an existing 2,967 square foot, one-story single-family residence with an attached two-car garage and construct a new 4,193 square foot, two-story single-family residence with a 209 square foot, partially enclosed lanai, and an 498 square foot, attached two-car garage. The project includes new landscaping, hardscape, and an in-ground spa. The proposal of 4,900 square feet of development on an 18,282 square foot lot in the Hillside Design District is 111% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS