



# 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, February 8, 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  
    KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PROJECT DESIGN APPROVAL</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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](http://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](mailto: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](http://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 3308, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto: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, February 4, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast guide can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://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 **on January 25, 2016.**
- C. Consent Agenda of **February 1, 2016;** and **February 8, 2016.**
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 101 JORGENSEN LN****A-1 Zone**

**(3:10)** Assessor's Parcel Number: 021-110-036  
 Application Number: MST2015-00151  
 Owner: James Love Lee  
 Architect: DesignArc  
 Landscape Architect: Orange Street Studio  
 Engineer: Mike Gones

(Proposal to construct a new 2,994 square foot, one-story, single-family residence with a 500 square foot, detached, two-car carport. The project includes a pool, spa, patios, new driveway and site paving, and landscaping. It also includes 750 cubic yards of cut and fill grading of which 150 cubic yards will occur outside of the building footprint. All grading will be balanced on the site. The proposed total of 3,290 square feet on a 1.37 acre vacant lot in the Hillside Design District is 62% 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). Project must comply with Council Resolution No. 07-086. Project was last reviewed on April 20, 2015.)**

**PROJECT DESIGN REVIEW****2. 1601 CALLE CANON****R-1 Zone**

**(3:45)** Assessor's Parcel Number: 041-072-002  
 Application Number: MST2015-00503  
 Owner: Laura Cook  
 Architect: Ted Meeder

(Proposal to demolish and reconstruct portions of the first floor, add 87 square feet to the first floor, and construct a new 343 square foot second floor at an existing 892 square foot, one-story, single-family residence with an attached 166 square foot one-car garage. The project includes a new 832 square foot covered patio on the ground floor and a 200 square foot second-floor deck. The total of 1,488 square feet of development on a 6,374 square foot lot in the Hillside Design District is 54% of the required maximum floor-to-lot area ratio [FAR]. The project will address violations in Zoning Information Report ZIR2012-00249.)

**(Project Design Approval is requested. Project was last reviewed on November 14, 2015.)**

**PROJECT DESIGN REVIEW****3. 3039 HERMOSA RD****E-3/SD-2 Zone**

**(4:15)** Assessor's Parcel Number: 051-192-001  
Application Number: MST2014-00607  
Owner: Kenney, Bryan C Living Trust  
Designer: Tony Xiques

(This is a revised proposal for a 130 square foot first-floor and 188 second-floor addition to an existing 1,714 square foot, two-story single-family residence with an attached 436 square foot two-car garage. The proposed total of 2,468 square feet, located on an 8,250 square foot lot, is 76% of the required maximum floor-to-lot area ratio [FAR]. This revised project is a 477 square foot reduction from the last proposal of 2,945 square feet and 91% FAR.)

**(Project Design Approval is requested. Project was last reviewed on February 9, 2015.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 251 LA MARINA DR****E-3/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 045-161-008  
Application Number: MST2014-00583  
Owner: Navid Eskandari  
Architect: Alan McLeod  
Applicant: Lauren Anderson

(This is a **revised** project description for additions and alterations to an existing 800 square foot, one-story, single-family dwelling with an attached 250 square foot garage. The proposal includes a 648 square foot first-floor addition, a new 661 square foot second-floor addition, demolition of 100 square feet of the existing garage, and construction of a 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The proposal also includes a new driveway and curb cut, new pool and spa, and 20 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,555 square feet of development on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 95% of the required floor-to-lot area ratio [FAR]. No zoning modifications are pursued with the revised project.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 15, 2015.)**

**SFDB-CONCEPT REVIEW (CONT.)****5. 2878 VERDE VISTA DR****E-3 Zone****(5:15)**

Assessor's Parcel Number: 053-362-023  
 Application Number: MST2015-00628  
 Owner: Perkins Family Trust  
 Applicant: Bildsten Architecture & Planning

(Proposal to add a 743 square foot second story to the existing 965 square foot, one-story single-family residence with a 380 square foot, detached, two-car garage. The project includes the "as-built" alteration of the rear service porch and "as-built" enclosure of the front porch. The proposed total of 1,708 square feet on a 4,193 square foot lot is 71% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for alterations in the front setback and conforming additions that change the basic characteristics of the existing residence, which is non-conforming to two-front yard setbacks.)

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

**\* THE BOARD WILL RECESS AT APPROX. 5:45 P.M. AND RECOVENE AT APPROX. 6:10 P.M. \***

**SFDB-CONCEPT REVIEW (CONT.)****6. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone****(6:10)**

Assessor's Parcel Number: 045-131-030  
 Application Number: MST2015-00580  
 Owner: Peter Hirth, Trustee  
 Applicant: Windward Engineering  
 Designer: Barefoot Designs

(Proposal for 301 square foot of lower-level additions and for 956 square feet of main/upper-level additions to an existing 1,142 square foot, one-story single-family residence with an attached 239 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new attached 440 square foot, two-car garage at the lower level, along with a new driveway and turnaround. The project includes new three-foot high retaining walls and a new six-foot high wood fence. The proposed total of 2,839 square feet on an 11,771 square foot lot is 72% 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. This project will address violations in Zoning Information Report ZIR2015-00382.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 25, 2016.)**

**REVIEW AFTER FINAL****7. 306 SHERMAN RD****A-1 Zone**

**(6:40)** Assessor's Parcel Number: 019-050-003  
Application Number: MST2009-00414  
Owner: Antar Dayal  
Architect: Hector Magnus  
Agent: Janet Caminite

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot, three-story single family residence plus a 555 square foot basement that is not included in the floor to lot area ratio [FAR], and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding the basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the FAR. The project received Final Approval by SFDB on April 12, 2010. The project is returning to the Staff Hearing officer for additional setback encroachments involving a fountain wall element that exceeds 8 feet in height and exterior stairs within the required front setback. The design elements were part of the original approval granted by SFDB and have not changed; however, the project is returning to SFDB for comments only to the Staff Hearing Officer.)

**(Review After Final is requested to omit window louvers, omit a fence along the westerly property line, and for revisions to the landscape plan. Project was last reviewed on January 25, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**