



City of Santa Barbara

Planning Division

Board to conduct independent Site Visit to 2230 Cliff Dr.

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, August 12, 2013 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

- DENISE WOOLERY, *Chair*
- FRED SWEENEY, *Vice-Chair*
- BERNI BERNSTEIN
- BRIAN MILLER (Consent Calendar Architecture Representative)
- LISA JAMES (Consent Calendar Landscape Representative)
- JAIME PIERCE (Consent Calendar Landscape Representative)
- JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF:

- JAIME LIMÓN, Design Review Supervisor
- MICHELLE BEDARD, Planning Technician
- ROSA ROGERS O'REILLY, 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 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><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, 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 Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of 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 (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. 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.

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 SMBC 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)

- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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:

1. On August 8, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.SantaBarbaraCA.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 A.M. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.SantaBarbaraCA.gov/SFDB and then clicking *Online Meetings*.

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 **July 29, 2013**.
- C. Consent Calendar of **August 5, 2013**, and **August 12, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)

1. 1222 SHORELINE DR

E-3/SD-3 Zone

(3:10) Assessor's Parcel Number: 045-214-021
 Application Number: MST2013-00207
 Owner: Janice & Robert Kopf Trust
 Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 440 square foot garage and construction of a new 1,680 square foot, two-story, single-family residence with an attached 400 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,120 square feet. The project is 82% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction of the garage floor area. The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

(Third concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed at SFDB on June 17, 2013.)

PROJECT DESIGN REVIEW**2. 448 ALAN RD****E-3/SD-3 Zone**

(3:45) Assessor's Parcel Number: 047-072-007
Application Number: MST2013-00062
Owner: Merrill Family Living Trust
Architect: Kurt Magness
Engineer: Dale Weber
Applicant: Michael Merrill

(Proposal to demolish an existing, one-story 1,529 square foot, single-family residence and 329 square foot detached carport, and construct a new, one-story, 1,645 square foot, single-family residence and an attached, 434 square foot, two-car garage. The proposal involves a total of 3,620 cubic yards of site grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 010-13.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 958 GARCIA RD****E-1 Zone**

(4:15) Assessor's Parcel Number: 029-261-013
Application Number: MST2013-00308
Owner: Schaeffer Family Trust
Architect: Paul Zink

(Proposal to construct a 208 square foot, first-story addition, and a 322 square foot, second-story addition above the garage to an existing, one-story, 1,434 square foot, single-family residence, and a detached, 566 square foot, two-car garage, with half-bath and laundry room. The proposal will result in a 2,530 square foot, two-story, single-family residence, including an attached, two-car garage. The proposal includes remodeling the existing residence, construction of a 364 square foot, detached, accessory structure, new site paving, a new raised deck and exterior stairs, new site and retaining walls, and the removal of storage and equipment structures. The proposed total of 2,894 square feet, located on a 17,234 square foot lot in the Hillside Design District, is 66% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in enforcement case ENF2013-00122. The project includes Staff Hearing Officer review for a requested zoning modification.)

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

FINAL REVIEW**4. 32 E ISLAY ST****E-1 Zone**

(5:00) Assessor's Parcel Number: 027-102-005
Application Number: MST2012-00440
Owner: Arthur Denk
Architect: Paul Zink

(Proposal to construct a 217 square foot, one-story, addition and a new 405 square foot, two-story, addition to an existing, one-story, 1,470 square foot, single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot, one-car, garage, and construction of a new, attached, 317 square foot, one-car garage. A new 45 square foot second-floor balcony is proposed. The proposal includes two new trees in the rear yard; a new, 76-linear foot, 8-foot tall, wood fence along the rear property line; the existing hedge, located along the rear and side property line, is to be maintained. The proposed total of 2,409 square feet, located on a 6,080 square foot lot, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval is requested. Project Design Approval was granted on April 8, 2013.)

PROJECT DESIGN REVIEW**5. 2230 CLIFF DR****E-3 Zone**

(5:30) Assessor's Parcel Number: 041-252-071
Application Number: MST2013-00162
Owner: Jory Teri & Seth Geiger
Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,032 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,481 square feet is 98% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-13. The project was last review by SFDB on June 3, 2013.)

SCHEDULED BOARD RECESS FROM APPROXIMATELY 6:00 P.M. TO 6:20 P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3435 MARINA DR****A-1/SD-3 Zone**

(6:20) Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a new, two-story, 4,760 square foot, single-family residence, and a 600 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, and 400 cubic yards of site grading to be balanced on site. The proposed 5,360 square feet residence is 106% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit.)

FINAL REVIEW**7. 527 LA MARINA DR****E-3 Zone**

(7:05) Assessor's Parcel Number: 035-211-013
Application Number: MST2013-00111
Owner: Paul J Rubel
Designer: Theo Bessin

(Proposal to construct a new, 565 square foot, second-story addition above the existing garage and a new, 105 square foot, first-story addition to an existing, one-story, 1,835 square foot single-family residence, with an attached, 400 square foot, two-car garage. The proposal includes a new, 202 square foot, second-level deck, replacement of an existing, first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,905 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested. The project was last reviewed on May 20, 2013.)

SFDB-CONCEPT REVIEW (CONT.)**8. 1727 SANTA BARBARA ST****E-1 Zone**

(7:30) Assessor's Parcel Number: 027-111-017
Application Number: MST2013-00276
Owner: Hirth, Peter & Dorian
Engineer: Windward Engineering
Applicant: Ken Dickson
Architect: Mark Wienke
Landscape Architect: Barefoot Designs

(This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 500 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,682 square feet is 98% of the maximum floor-to-lot area ratio (FAR). This proposal replaces. The original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one existing cedar tree.)

(Second concept review. The project was last reviewed by SFDB on July 15, 2013. The previous project was approved by SFDB on February 19, 2008.)

CONSENT CALENDAR – SEE SEPARATE AGENDA