



# 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, December 2, 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  
 GABRIELE COOK, Commission Secretary

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

| SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST<br>(See SFDB Guidelines & Design Review Submittal Requirements for Details) |           |   |
|--|-----------|---|
| <b>CONCEPT REVIEW</b>  | Required  | <p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p> |
|  | Suggested | <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>   |
| <b>PROJECT DESIGN APPROVAL</b>   | 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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>   |
|  | Suggested | <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>   |
| <b>FINAL &amp; CONSENT</b>   | Required  | <p>Same as above with the following additions:</p> <p><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.</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, &amp; 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](http://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](mailto: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)

- 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:** 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 November 27, 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](http://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 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 following Wednesday 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 meeting of November 18, 2013.
- C. Consent Calendar of November 25, and December 2, 2013.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 1121 WALNUT AVE****R-3 Zone**

**(3:10)** Assessor's Parcel Number: 039-202-006  
Application Number: MST2011-00409  
Owner: Alamar Ii, LLC  
Applicant: Dario Pini  
Architect: Murphy and Associates

(Proposal to demolish the existing, 770 square foot, one-story, single-family residence, and construct a 1,885 square foot, two-story, single-family residence, including an attached, 400 square foot, two-car garage. The proposal includes a new 5-foot tall stucco wall in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

**(Review after final for alterations to railing materials, window alterations to eliminate the window mullions, and the addition of a water heater closet.)**

**FINAL REVIEW****2. 1576 LA VISTA DEL OCEANO DR****E-1 Zone**

**(3:30)** Assessor's Parcel Number: 035-180-058  
Application Number: MST1999-01043  
Owner: Alfred Asman  
Architect: Chris Manson-Hing

(This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.)

**(Final Approval requested. Project Design Approval was granted on June 17, 2013.)**

**PROJECT DESIGN REVIEW****3. 11 VIA ALICIA****E-1 Zone**

**(3:50)** Assessor's Parcel Number: 015-311-003  
Application Number: MST2013-00052  
Owner: Peter Trent  
Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new swimming pool and site walls. The proposal includes approximately 30 cubic yards of cut for the new pool. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval requested. The project was last reviewed on November 18, 2013.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 438 CONEJO RD****A-1 Zone**

**(4:10)** Assessor's Parcel Number: 019-061-013  
Application Number: MST2013-00336  
Owner: Luis Fernandez  
Architect: Jose Luis Esparza  
Landscape Architect: Bill Mellett

(Proposal to construct a three-story, 1,892 square foot, single-family residence and an attached 400 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of six (6) existing trees, new site walls and decks, 299 cubic yards of site grading, including 243 cubic yards of export. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,292 square feet, located on a 6,880 square foot parcel in The Hillside Design District, is 79% of the maximum floor-to-lot area ratio (FAR).)

**(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on November 18, 2013.)**

**SFDB-CONCEPT REVIEW (CONT.)****5. 2400 MOUNT CALVARY RD****A-1 Zone**

**(4:40)** Assessor's Parcel Number: 021-040-049  
Application Number: MST2012-00089  
Owner: Charles M. Blizz  
Agent: Brent Daniels

(Concept review to construct a 500 square foot, one-story, modular, single-family residence located on a 4.5 acre lot in the Hillside Design District. The proposal includes approximately 120 cubic yards of site grading to be balanced on site. The proposal will replace the original house which was destroyed in the Tea Fire. Plans to rebuild a new, 2,000 square foot, one-story, single-family residence has been temporarily abandoned.)

**(Second concept review. Comments only; project requires Environmental Assessment. The project was last reviewed at Consent on March 26, 2012.)**

**SFDB-CONCEPT REVIEW (CONT.)****6. 711 CIRCLE DR****R-1 Zone**

**(5:10)** Assessor's Parcel Number: 013-101-007  
 Application Number: MST2013-00468  
 Owner: Floppy Trust  
 Designer: John Forbyn  
 Engineer: Kevin Vandervort

(Proposal to construct a 108 square foot one-story addition to an existing 1,345 square foot, one-story, single-family residence with an attached, 412 square foot, two-car garage. The proposal includes a 14 square foot garage addition, a new roof, remove and replace the driveway and patio, window and door alterations, and 145 cubic yards of grading. The project will address zoning violations identified in ZIR2011-00126 to include the removal of the "as-built" skylights and trellis, and over-height hedges. the proposed total of 1,879 square feet, located on a 13,503 square foot lot in the Hillside Design District, is 45% of the guideline floor-to-lot area ratio (FAR).)

**(Referred from Consent review on November 18, 2013. Comments only; project requires environmental assessment.)**

**SFDB-CONCEPT REVIEW (CONT.)****7. 1562 MARQUARD TERR****R-1 Zone**

**(5:40)** Assessor's Parcel Number: 041-031-018  
 Application Number: MST2013-00424  
 Owner: Joanne Gronquist  
 Architect: Joe Ewing

(Proposal for a 477 square foot, one-story addition and 144 square foot, two-story addition to an existing 1,352 square foot, two-story, single-family residence, with a 396 square foot, detached, two-car garage, and 238 square foot, detached storage structure. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and demolition and reconstruction of 49 square feet of the existing garage. The proposed total of 2,607 square feet, located on an 8,411 square foot parcel in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on November 4, 2013.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**