



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 25, 2014 **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
 JAIME PIERCE
 DENISE WOOLERY
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): BRUCE BARTLETT

STAFF:

JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 GABRIEL COOK, Interim 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, 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. 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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: SFDBSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102. 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 SFDB Commission Secretary at (805) 564-5470, ext. 4473, or by email at SFDBSecretary@SantaBarbaraCA.gov. 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:

- A. On Thursday, August 21, 2014, 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 21, 2014.
- C. Consent Agenda of August 18, and August 25, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 120 E PEDREGOSA ST****E-1 Zone**

(3:30) Assessor's Parcel Number: 027-041-017
 Application Number: MST2014-00226
 Owner: James H. Franzen
 Architect: Jose Luis Esparza

(The 6,600 square-foot site is currently developed with an existing 2,044 square foot two-story single-family residence with a detached 420 square foot two-car garage. The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The existing house is taller than 25 feet and Planning Commission review of a floor-to-lot-area ratio modification is requested.)

(Second Concept Review. Comments only; project requires Planning Commission review. Project was last reviewed on June 2, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1260 DOVER LN****E-1 Zone**

(3:55) Assessor's Parcel Number: 019-220-015
 Application Number: MST2014-00372
 Owner: Convis Trust
 Architect: Glenn Deisler

(Proposal for 511 square feet of additions to an existing single-story, 1,024 square foot, single-family residence with an attached 309 square foot garage. The project includes an interior and exterior remodel with a new façade, a 335 square foot terrace, site walls, and minor landscaping changes. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review.)

SFDB-CONCEPT REVIEW (CONT.)**3. 835 CENTINELA LN****A-1 Zone**

(4:30) Assessor's Parcel Number: 047-102-026
 Application Number: MST2014-00379
 Owner: Michael and Cynthia Murphy
 Architect: Dylan Chappell

(Proposal to remodel an existing 4,114 square foot, one-story single-family residence. The proposal includes exterior alterations to the front entry, roof, rear deck and stair, and a net square footage reduction of 121 square feet. The proposed total of 3,993 of development on a 38,457 square foot lot in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project may be taken if sufficient information is provided. Project was referred from Consent Calendar on August 11, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1732 CALLE CERRO****R-1 Zone**

(4:55) Assessor's Parcel Number: 041-051-003
 Application Number: MST2014-00273
 Owner: Claire Mon Mcguire
 Architect: Jim Fenske
 Contractor: Andreas Hauke

(Proposal to demolish an "as-built" deck and elevator, to convert approximately 170 square feet of existing basement to habitable space, replace all exterior windows and doors, replace the siding with cedar shingles, replace the roof with a new fiberglass roof and for interior alterations to an existing single-family residence with an attached two-car garage. The proposed total of 2,461 square feet on an 18,800 square foot lot in the Hillside Design District is 56% percent of the guideline maximum floor-to-lot area ratio (FAR). The project will address the violations identified in Zoning Information Report ZIR2013-00590 and enforcement case ENF2013-01422.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 16, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**5. 3753 LINCOLN RD****E-3/SD-2 Zone**

(5:25) Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant
 Applicant: Christine Nolte

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

(Second Concept Review. Comments only; project requires Environmental Assessment. Project was last reviewed on July 28, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 175 EL CIELITO RD****A-1 Zone**

(6:00) Assessor's Parcel Number: 021-151-001
 Application Number: MST2014-00353
 Owner: Jeffrey Becker & Dawn Fitzgerald
 Designer: J. Grant Design Studio

(Proposal to convert an existing 488 square foot attached two-car garage to habitable space, construct a new 451 square foot attached two-car garage, a 460 square foot second-story addition, and a 76 square foot deck on an existing single-family dwelling. The proposed total of 3,720 square feet, located on a 29,257 square foot lot in the Hillside Design District, is 78% of the guideline floor-to-lot-area ratio (FAR).)

(Project has been postponed to the SFDB meeting of September 8, 2014, at applicant's request.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS