



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 1, 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
 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, 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 Department/Planning Division, 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 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 4473 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 Wednesday, November 26, 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 November 17, 2014.
- C. Consent Agenda of November 24, 2014 and December 1, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1. The consultant team for the New Zoning Ordinance (NZO) has been hired. We encourage you to stay informed. To receive updates of future meetings regarding the NZO effort, please subscribe for Notifications of the New Zoning Ordinance at the website dedicated to this effort www.SantaBarbaraCa.gov/NZO under the "Get Involved" tab. The website now includes the Scope of Work, Schedule and Public Outreach Program under "Reference Documents."
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 3219 CLIFF DR****A-1/SD-3 Zone**

(3:15) Assessor's Parcel Number: 047-082-029
Application Number: MST2014-00582
Owner: Kathi Marx
Architect: TCM AIA

(Proposal to replace windows and doors at the south and east elevations of a two-story, single-family residence in the Hillside Design District and appealable jurisdiction of the coastal zone.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was referred from Consent on November 24, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**2. 205 LAS ONDAS****E-3/SD-3 Zone**

(3:35) Assessor's Parcel Number: 045-152-012
Application Number: MST2014-00562
Owner: Octavio N. and Esther Valencia Living Trust
Applicant: Eric Swenumson

(Proposal for a 253 gross square foot upper level deck at the rear of an existing two-story single family residence. The proposal includes replacement of windows on the second floor and interior remodel.)

(Second concept review. Action may be taken if sufficient information is provided. Project was referred from Consent on November 17, 2014.)

FINAL REVIEW**3. 210 PALISADES DR****E-3/SD-3 Zone**

(3:55) Assessor's Parcel Number: 041-329-007
Application Number: MST2014-00348
Owner: Steve Johnson
Architect: Warner Young

(Proposal for a minor addition and major exterior facade alterations to an existing single-family residence. The project includes a 63 square foot addition at the rear for a stairway to a new converted living space above an existing attached two-car garage. The proposed total of 3,558 square feet is 99% of the maximum floor-to-lot area ratio (FAR) located on a 9,635 square foot parcel. This project addresses violations identified in Zoning Information Report ZIR2013-00018.)

(Final Approval is requested. Project was last reviewed on August 11, 2014.)

PROJECT DESIGN REVIEW**4. 511 BROSIAN WAY****A-1/SD-3 Zone**

(4:15) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 5,888 square foot, two-story residence with lofted bedroom space and an attached three-car garage and two-car uncovered parking on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 510 cubic yards of cut grading and, 3,870 cubic yards of fill grading. The proposed total of 5,888 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 104% of the guideline maximum floor-to-lot area ratio. This project includes Planning Commission Review for a Coastal Development Permit.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed on October 20, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1240 W MICHELTORENA ST****R-1 Zone**

(5:00) Assessor's Parcel Number: 041-101-010
Application Number: MST2014-00555
Applicant: Gelare Macon
Owner: Mark Travers AIA

(Proposal for a new 3-story, 2,249 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 74% slope in the Hillside Design District. The ground level will be comprised of a 450 square foot 2-car garage and 365 square feet of living area, the middle level will have 730 square feet, and the upper level will have 704 square feet. There will be 1,049 square feet of decks on the middle and upper levels, including a roof deck. A new landscape plan is also proposed. The floor-to-lot-area ratio (FAR) is 84% of the required maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Project requires a minor encroachment permit for work in the public right of way.)

PROJECT DESIGN REVIEW**6. 1118 INDIO MUERTO ST****R-3 Zone**

(5:35) Assessor's Parcel Number: 017-291-003
Application Number: MST2014-00283
Owner: Edward St. George Revocable Trust
Applicant: Laura Weinstein
Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street to be reviewed concurrently by the Architectural Board of Review.)

(Project Design Approval is requested. Project was last reviewed on October 6, 2014.)

****DINNER BREAK FROM 6:05 P.M. TO 6:30 P.M.****

PROJECT DESIGN REVIEW**7. 1632 LA VISTA DEL OCEANO DR****E-1 Zone**

(6:30) Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR).)

(Second Concept Review. Project Design Approval is requested. Project was last reviewed on May 19, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 401 YANKEE FARM RD****A-1/SD-3 Zone****(7:05)**

Assessor's Parcel Number: 047-081-008
Application Number: MST2014-00545
Owner: Rosenfeld Melvin Trustee
Architect: James Zimmerman

(Proposal for 423 square feet of first- and second-story additions, a new 368 1-car carport, and the conversion of an existing 282 carport into habitable space. The project also proposes permitting an "as-built" 1-car carport and an "as-built" detached garden shed. The proposed total of 4,988 square feet of development on a 1.17 acre lot in the non-appealable jurisdiction of the Coastal Zone is 98% of the guideline floor-to-lot area ratio. The project includes Staff Hearing Officer review for a requested zoning modification to allow construction in the front setback.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 240 EUCALYPTUS HILL DR****A-2 Zone****(7:40)**

Assessor's Parcel Number: 015-050-025
Application Number: MST2014-00548
Owner: Clay Tedeschi Trust
Architect: Jock Sewall
Engineer: Mitch Perkins
Contractor: J. Fenske Construction, Inc.

(Proposal for 1,391 square feet of first- and second-floor additions to an existing 4,790 square foot single-family residence with a detached 403 square foot two-car garage and 468 accessory building. The project includes an additional 433 square foot two-car garage. The proposed total of 5,974 square feet (of which 313 square feet is located below grade) on a 3 acre lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested modification to allow the total square footage of garages to exceed 750 square feet.)

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

SFDB-CONCEPT REVIEW (CONT.)**10. 2321 EDGEWATER WAY****E-3/SD-3 Zone****(8:15)**

Assessor's Parcel Number: 041-350-009
Application Number: MST2014-00411
Owner: Jeff Barens
Architect: Tom Meaney
Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio (FAR). This 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. Project was last reviewed on September 22, 2014.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS