



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 15, 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 Thursday, December 11, 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 December 1, 2014.
- C. Consent Agenda of December 8 and December 15, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 960 W MOUNTAIN DR****A-1 Zone**

(3:15) Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton
Architect: Amy Taylor

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Review After Final is requested for as-built changes to the exterior style with new windows, doors, light fixtures, colors, and finish details. Changes also include the enlargement of the roof deck area, additional guardrails, a new barbecue and countertop on the roof deck, the relocation and removal of light wells at the roof deck, enlargement of the patio areas at the ground floor, and extension of retaining walls with additional grading and additional guardrails. Project was last reviewed on December 13, 2010.)

FINAL REVIEW**2. 26 CELINE DR****A-1/E-1 Zone**

(3:45) Assessor's Parcel Number: 055-141-034
Application Number: MST2014-00316
Owner: Kyle Korver
Designer: Susan Sherwin
Engineer: Paul Belmont

(Proposal for 1,498 square feet of first- and second-floor additions to an existing 2,420 square foot, two-story, single-family residence with an attached 497 square foot garage. The proposal includes widening an existing driveway, rebuilding a portion of a retaining wall, permitting an as-built air conditioning unit, and 22 cubic yards of grading. The proposed total of 4,415 square feet of development on a 1.54 square foot lot in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address zoning violations identified in Zoning Information Report ZIR2012-00398.)

(Final Approval is requested. Project requires compliance with Tier 3 SWMP and at least a 3-star rating with SB Built Green. Project was last reviewed on July 28, 2014.)

PROJECT DESIGN REVIEW**3. 18 S VOLUNTARIO ST****R-2 Zone**

(4:10) Assessor's Parcel Number: 017-172-006
Application Number: MST2012-00098
Owner: Susan Arcidiacono
Designer: Urbe & Orbe Enterprises
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). the project includes Staff Hearing officer review for a requested zoning modification.)

(Project Design Approval is requested. Project must comply with Staff Hearing officer Resolution No. 043-13. Project was last reviewed on September 10, 2012.)

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

(4:40) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Project Design Approval is requested. Project requires conformance with Planning Commission Resolution 027-14, and grading findings. Project was last reviewed on October 20, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**5. 209 E ISLAY ST****E-1 Zone**

(5:25) Assessor's Parcel Number: 027-042-009
 Application Number: MST2014-00114
 Owner: Peter Camenzind
 Agent: Jarrett Gorin
 Architect: Doug Leach
 Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

(Fourth concept review. Comments only; this is a review of only the landscape and irrigation plans of a project proposal that has not yet received approval. This project was last reviewed on November 3, 2014.)

DINNER BREAK FROM 5:45 P.M. TO 6:10 P.M.

PROJECT DESIGN REVIEW**6. 6 CHASE DR****E-1 Zone**

(6:10) Assessor's Parcel Number: 015-031-003
 Application Number: MST2014-00497
 Owner: Jane E. Perrin
 Applicant: Santa Barbara Design and Build

(Proposal to demolish an existing 60 square foot storage shed, convert the existing 431 square foot garage into habitable space, and construct a new 490 square foot two-car garage and 263 square feet of new living space at an existing 1,915 square foot single-family residence. The project includes a renovation and reconfiguration of the existing bedrooms and bathrooms, and replacement of windows at the living room, bedroom, and existing garage areas. A window is to be relocated, and another enlarged, both at the east elevation. A new parking turnaround area on permeable pavers is proposed. The project also includes stone steps from the street to the residence. The proposed total of 2,630 square feet on a 14,107 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio.)

(Project Design Approval is requested. Project was last reviewed on November 3, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1912 MISSION RIDGE RD****A-1 Zone****(6:40)**

Assessor's Parcel Number: 019-083-021
Application Number: MST2014-00585
Owner: Craig and Jane Morrison
Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,146 square foot one-story, single-family residence with an attached 658 square foot garage. The proposal includes the conversion of 125 square feet of the garage into habitable space, a new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio.)

(Project Design Approval is requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 550 OWEN RD****A-2 Zone****(7:15)**

Assessor's Parcel Number: 015-202-027
Application Number: MST2014-00578
Owner: William Z., Jr. and Emily K. Kerr Trustees
Architect: Pacific Architects, Inc.
Engineer: Kevin Vandervort

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM**9. 433 CONSUELO DR****E-3/SD-2 Zone****(7:55)**

Assessor's Parcel Number: 059-201-001
Application Number: MST2014-00534
Owner: Paul and Donna Wieckowski
Architect: Paul Poirier
Contractor: Paul Wieckowski
Engineer: Greg Storc of Schipper Construction Company

(Proposal to construct 451 square feet of additions (433 square feet at the ground floor and a remodeled second floor to reduce size by 286 square feet). The existing two-story 2,637 square foot single-family residence and an attached, 411 square foot, two-car garage will also be remodeled with new roof, comp shingles. No other site alterations are proposed. The proposed total of 2,758 square feet located on a 7,490 square foot lot is 91% of the required floor-to-lot area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00152.)

(Action may be taken if sufficient information is provided.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS