



# 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, May 20, 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](http://www.SantaBarbaraCA.gov)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (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)

- **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 Thursday, May 16, 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 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](http://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 **May 6, 2013**.
- C. Consent Calendar of **May 13, 2013**, and **May 20, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **FINAL REVIEW**

#### **1. 2425 CALLE ANDALUCIA**

**E-1 Zone**

**(3:10)** Assessor's Parcel Number: 041-423-003  
 Application Number: MST2013-00113  
 Owner: Joseph & Martha Blum  
 Architect: James Zimmerman

(Proposal to construct a new 397 square foot second-story addition to an existing 1,992 square foot single-family residence, including an attached 425 square foot two-car garage. The proposal includes a new 268 square foot second-story deck. The proposed total of 2,389 square feet, located on a 10,019 square foot lot in the Hillside Design District, is 64% of the maximum floor-to-lot-area ratio (FAR).)

**(Final Approval is requested. Project Design Approval was granted on April 8, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to final approval.)**

**FINAL REVIEW****2. 3232 CAMPANIL DR****A-1 Zone**

**(3:35)** Assessor's Parcel Number: 047-102-028  
Application Number: MST2012-00469  
Owner: Compton Family Trust  
Architect: Jeffrey Berkus  
Contractor: Young Construction

(Proposal to demolish the existing 3,587 square foot single-family residence, the two-car garage, and all other associated existing site improvements, and construct a new 6,120 square foot, two-story, single-family residence, and an attached 744 square foot three-car garage, located on a 38,049 square foot lot in the Hillside Design District. The proposal includes a total of 4,073 cubic yards of grading, including 2,966 cubic yards of cut under the main building footprint, and 1,101 cubic yards of cut, fill, and recompaction grading elsewhere on-site. The proposal includes 629 square feet of uncovered upper level decks, and 937 square feet of covered upper level decks, a new pool and spa, and site retaining walls. The proposal results in a 6,864 square foot development total. The project is 100% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of the main-level/basement and garage square footage area.)

**(Final Approval is requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)**

**PROJECT DESIGN REVIEW****3. 527 LA MARINA DR****E-3 Zone**

**(4:00)** Assessor's Parcel Number: 035-211-013  
Application Number: MST2013-00111  
Owner: Paul J Rubel  
Designer: Theo Bessin

(Proposal to construct a new 545 square foot second story addition above the existing garage and a new 82 square foot first story addition to an existing one-story 1,847 square foot single-family residence with an attached 400 square foot two-car garage. The proposal includes a new 435 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 2,874 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. The project was last reviewed on May 6, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 1164 CRESTLINE DR****E-1 Zone**

**(4:25)** Assessor's Parcel Number: 049-181-010  
Application Number: MST2013-00139  
Owner: Theodore M Dolas  
Designer: Don Swann

(Proposal to construct a new 595 square foot second-story addition to an existing 2,148 square foot two-story single family residence with an attached two-car garage, located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second level deck, a new in-ground pool and replacing the existing ground level patio with a new on grade patio. The proposed total of 2,743 square feet is 63% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on May 6, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 2230 CLIFF DR****E-3 Zone**

**(4:50)** 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 2,066 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 2,515 square feet is 99% of the required maximum floor-to-lot area ratio (FAR). 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.)**

**CONCEPT REVIEW - NEW ITEM****6. 1702 HILLCREST RD****A-1 Zone**

**(5:25)** Assessor's Parcel Number: 019-022-011  
Application Number: MST2013-00191  
Owner: Ned T Lyerly  
Applicant: Carol Gross

(Proposal for site alterations to include the demolition of the existing 1,068 square foot deck and construction of a new 1,333 square foot deck and exterior stairs, a new 6-foot tall 35 linear foot chain-link fence and gate, replacement of the existing asphalt driveway with permeable pavers, a new turnaround and trellis, new exterior lighting, new site retaining walls, and new landscaping areas. The proposal includes 19 cubic yards of grading. The existing one-acre parcel is currently developed with an existing one-story single-family residence with an attached two-car garage located in the Hillside Design District.)

**(Comments only; project requires environmental assessment and Tier 3 Storm Water Management Program (SWMP)).**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**