



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, November 04, 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, 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 Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at 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 October 31, 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.
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, where you can also click on *City TV Program Guide* for a rebroadcast schedule. 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 and then clicking *Videos*.

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 October 21, 2013.
- C. Consent Calendar of October 28, 2013, and November 4, 2013.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION/ACTION ITEM

1. PROPOSED AMENDMENTS TO SBMC 22.69.110C REGARDING SFDB QUORUM REQUIREMENTS

(3:10) Staff: Jaime Limón, Senior Planner/Design Review Supervisor

(Presentation and discussion of Santa Barbara Municipal Code §22.69.110C)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1860 EUCALYPTUS HILL RD****A-2 Zone****(3:20)**

Assessor's Parcel Number: 015-161-052
 Application Number: MST2013-00432
 Owner: Frederick Graham
 Architect: Tai Yeh

(Proposal to convert the existing garage into new habitable area to the existing 2,525 square foot two-story, single-family residence, and to construct a new, 484 square foot, detached, two-car garage, with a second story, 394 square foot, accessory building and second story deck. The proposal includes minor exterior alterations to the existing residence. The proposed total of 3,913 square feet, located on a 38,333 square foot lot in the Hillside Design District, is 80% of the guideline floor-to-lot-area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00426.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1562 MARQUARD TERR****R-1 Zone****(3:50)**

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.)

(Concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 475 BRAEMAR RANCH LN****A-1/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 047-030-019
 Application Number: MST2013-00439
 Owner: Spencer Seal Living Trust
 Architect: Howard Wittausch

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

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

PROJECT DESIGN REVIEW**5. 1565 LA CORONILLA DR****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-302-003
 Application Number: MST2013-00330
 Owner: Mortgage Deeds, LLC
 Architect: Jason Grant

(Proposal to construct a two-story, 3,264 square foot, single-family residence with a detached, 441 square foot, two-car garage, located on a vacant, 17,957 square foot lot in the Hillside Design District. The proposal includes new site retaining walls and steps, and 120 cubic yards of grading beneath the proposed building footprint. The proposed total of 3,705 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption. Project was last reviewed on August 26, 2013.)

PROJECT DESIGN REVIEW**6. 2430 CALLE ALMONTE****E-1 Zone**

(5:00) Assessor's Parcel Number: 041-412-012
 Application Number: MST2013-00020
 Owner: Farzeen & Venus M. Nasri Trust
 Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 170 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for a requested zoning modification.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing officer Resolution No. 059-13. Project was last reviewed on August 26, 2013.)

PROJECT DESIGN REVIEW**7. 1727 SANTA BARBARA ST****E-1 Zone**

(5:20) Assessor's Parcel Number: 027-111-017
 Application Number: MST2013-00348
 Owner: Peter & Dorian Hirth
 Applicant: Ken Dickson

(Proposal to reconstruct two seven-foot tall pillars and reinstall a pair of wrought iron gates with a maximum height of seven-feet tall at the front property line. The development of the vacant parcel is being reviewed as a separate application under MST2013-00276.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing officer Resolution No. 057-13. Project was last reviewed on October 2, 2013.)

FINAL REVIEW**8. 1727 SANTA BARBARA ST****E-1 Zone**

(5:30) Assessor's Parcel Number: 027-111-017
 Application Number: MST2013-00276
 Owner: Peter & Dorian Hirth
 Engineer: Windward Engineering
 Applicant: Ken Dickson
 Architect: Mark Wienke
 Landscape Architect: Barefoot Designs

(This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces The original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 26, 2013 when Project Design Approval was granted.)

FINAL REVIEW**9. 1322 CRESTLINE DR****E-1 Zone**

(5:50) Assessor's Parcel Number: 049-251-004
 Application Number: MST2013-00429
 Owner: Becky & Scott Ontjes
 Architect: Amy Taylor

(Proposal for façade alterations, an interior remodel, and 130 square foot, one-story addition to an existing, 2,262 square foot, two-story, single-family residence. The proposal also includes site alterations including the demolition and replacement of site walls and decks, remodeling the existing pool, adding a new spa, new fences, new terraced planting beds, and a new fire pit and barbeque area. The proposed total of 3,102 square feet, located on a 12,239 square foot lot in the Hillside Design District, is 77% of the maximum floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00308.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 21, 2013.)

CONSENT CALENDAR – SEE SEPARATE AGENDA