



City of Santa Barbara

Planning Division

2:00 p.m. – Organized Board Site Visit to 1565 La Coronilla

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, December 16, 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, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 December 12, 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. 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 following Wednesday 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 2**, 2013.
- C. Consent Calendar of **December 9**, and **December 16**, 2013.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM

1. DISCUSSION/ACTION ITEM – UFMP Project

- (3:10)** Staff: Jill Zachary, Assistant Parks & Recreation Director
(Review the Urban Forest Management Plan (UFMP) project and make recommendation to the City Council for Adoption of the Urban Forest Management Plan (UFMP) project.)

FINAL REVIEW**2. 745 DOLORES DR E-1 Zone**

(3:30) Assessor's Parcel Number: 035-103-011
Application Number: MST2012-00498
Owner: Kenneth and Laura Haney
Designer: Russell Banko Design & Construction

(Proposal to construct a 758 square foot, two-story addition, and a 243 square foot, one-story addition, to an existing, 1,674 square foot, one-story, single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval requested. The project was last reviewed on October 15, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 296 SCHULTE LN A-1 Zone**

(3:50) Assessor's Parcel Number: 055-230-004
Application Number: MST2013-00406
Owner: Stone Family Trust
Architect: AB Design Studio

(Proposal to construct a 3,378 square foot, two-story, single-family residence, with an attached, 592 square foot, two-car carport, located on a 2.18 acre lot in the Hillside Design District. The proposal includes a new pool, a 299 square foot pool cabana, a 656 square foot basement, a detached 316 square foot storage building, site walls, and a total of four uncovered parking spaces. The proposed development total of 5,241 square feet is 93% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

(Comments only; project requires environmental assessment and Planning Commission review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2301 CHAPALA ST E-3 Zone**

(4:25) Assessor's Parcel Number: 025-113-013
Application Number: MST2013-00417
Owner: Scott Gerrard Kipp and Hsiu Hua Kipp
Architect: Tony Xiques

(Proposal for a 173 square foot upper-floor addition and a 561 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The proposed total of 2,432 square feet is 80% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1323 CLIFF DR****E-3/SD-3 Zone****(4:55)**

Assessor's Parcel Number: 045-041-007
Application Number: MST2013-00500
Owner: Susan Aumack
Architect: Dylan Chappell Architects

(Proposal for a complete interior and façade remodel, and one- and two-story additions to an existing, 1,332 square foot, one-story, single-family residence, including an attached, two-car garage. The proposal includes 399 square feet of one-story additions, and a 510 square foot two-story addition, to result in a 2,223 square foot, two-story, single-family residence, including the attached, two-car garage. The proposal includes a 268 square foot second level deck. The proposed total of 2,223 square feet, located on a 6,607 square foot lot, is 78% of the required floor-to-lot area ratio (FAR). The project will address violations identified within Zoning Information Report ZIR2013-00260. The project includes Staff Hearing Officer review for requested zoning modifications.)

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

****SCHEDULED RECESS FROM 5:30 P.M. TO 5:50 P.M.****

SFDB-CONCEPT REVIEW (CONT.)**6. 3435 MARINA DR****A-1/SD-3 Zone****(5:50)**

Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a 5,900 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 680 square foot three-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes, new site walls and gates, new site landscaping and hardscape, a new pool, a new 64 square foot detached accessory structure, and 1,450 cubic yards of cut and fill site grading, including 650 cubic yards of export. The proposed project total results in 6,644 square feet of on-site development. The proposed total of 5,854 square feet, which includes a 50% FAR reduction, is 116% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed on September 9, 2013.)

PROJECT DESIGN REVIEW*****2:00 p.m. – Organized Board Site Visit to 1565 La Coronilla Dr.*******7. 1565 LA CORONILLA DR****E-1 Zone**

(6:25) Assessor's Parcel Number: 035-302-003
 Application Number: MST2013-00330
 Owner: Mortgage Deeds, LLC
 Architect: Jason Grant

(Proposal to construct a two-story, 3,232 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 3,673 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption. The project was last reviewed on November 4, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 19 VISTA DEL MAR DR****E-3/SD-3 Zone**

(7:00) Assessor's Parcel Number: 047-062-006
 Application Number: MST2013-00483
 Owner: David C./Elizabeth O. Spaulding
 Architect: Steve Harrel

(the proposal to construct a 770 square foot two-story, and 450 square foot one-story addition to an existing, 1,606 square foot, one-story, single-family residence, with an attached, 400 square foot, two-car garage, located on a 26,250 square foot lot in the Hillside Design District. The proposal includes an 84 square foot second level balcony and a 450 square foot, ground level, covered porch, and new site hardscape. The proposed total of 3,226 square feet is 68% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1402 GRAND AVE****A-1/E-1 Zone**

(7:30) Assessor's Parcel Number: 029-110-047
 Application Number: MST2013-00498
 Owner: Midwest Institution, LLC
 Designer: Richele Mailand

(Proposal to permit "as-built" site alterations to include approximately 454 cubic yards of site grading and vegetation removal for the purposes of a new access road, located on a 5.21 acre lot in the Hillside Design District. The proposal includes the removal of one eucalyptus tree. The project will address violations identified within enforcement case ENF2013-00264. This proposal does not include any alterations to the existing single-family residence.)

(Comments only; project requires environmental assessment.)