



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

**BOARD MEMBERS ARE REQUESTED TO MEET AT 3626 SAN REMO DR ON
MONDAY, MAY 19, 2014, AT 2:00 P.M. FOR A SITE VISIT**

Monday, May 19, 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	<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 folded plans 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 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 Dept./Planning Div., 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 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 SFDB Commission Secretary at (805) 564-5470, ext. 4577, or by email at SFDBSecretary@SantaBarbaraCA.gov. 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:

- A. On Thursday, May 15, 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 May 5, 2014.
- C. Consent Agenda of May 12, 2014 and May 19, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 3002 SEA CLIFF****A-1/SD-3 Zone**

(3:15) Assessor's Parcel Number: 047-091-036
Application Number: MST2013-00270
Owner: William Bridge Jr. & Michele Profant Family Trust
Designer: Jason Grant

(Proposal for a façade remodel, interior remodel and additions to an existing 2,007 square foot one-story single-family residence, including a one-car garage, located on a 3-acre parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes 730 square feet of one-story additions, and conversion of 740 square feet of existing unfinished basement area into new floor area. The proposal includes one new uncovered parking space, and a total of 440 square feet of new decks, including a new roof deck with exterior stairs. The proposed total of 3,477 square feet is 57% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval requested. Project was last reviewed on April 21, 2014.)

PROJECT DESIGN REVIEW**2. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

(3:35) Assessor's Parcel Number: 047-082-012
Application Number: MST2012-00135
Owner: Jacques Habra
Architect: Tom Henson

Revised proposal for additions and alterations to an existing one-story, 1,589 square foot single-family residence with a detached 393 square foot two car garage located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone, and in the Hillside Design District. The proposal includes 2,345 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage. Revisions to the previously approved project includes no new increase in square footage, the elimination of a proposed basement, a change in roof type, a relocation of the garage and driveway, and revised doors, windows, and landscaping. The proposed total of 3,826 square feet of development is 87% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Planning Commission review for a requested Coastal Development Permit. The proposal will address violations identified in Zoning Information Report ZIR2011-00228.

(New Project Design Approval requested. Project must comply with Planning Commission Resolution No. 008-13. Project was last reviewed on May 5, 2014.)

PROJECT DESIGN REVIEW**3. 1826 E LAS TUNAS RD****A-1 Zone**

(4:00) Assessor's Parcel Number: 019-082-011
Application Number: MST2014-00002
Owner: Marilyn Makepeace Revocable Trust
Architect: Dennis Thompson

(Proposal to construct an 865 square foot, one-story, addition to the existing 2,479 square foot residence, including the conversion of the existing 675 square foot, detached accessory building (garage and workshop) to habitable floor area and 190 square feet of new additions. The proposal also includes the construction of a new, detached, 564 square foot, two-car garage with roof deck, new site retaining walls and stairs, and 270 cubic yards of site grading. The proposed total of 3,908 square feet, located on a 20,036 square foot lot in the Hillside Design District, is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 018-14. Project requires compliance with the Tier 3 Storm Water Management Program prior to Final Approval. Project was last reviewed on January 27, 2014)

SFDB-CONCEPT REVIEW (CONT.)**4. 1562 MARQUARD TERRACE****R-1 Zone**

(4:20) Assessor's Parcel Number: 041-031-018
Application Number: MST2013-00424
Owner: Joanne Gronquist
Architect: Joe Ewing

(Proposal for a 402 square foot first floor addition and 262 square foot second floor addition to an existing single-family residence with a 378 square foot detached, two-car garage with a 253 square foot hobby room. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and a demolition and relocation of 49 square feet of garage space. The proposed total of 2622 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.)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on December 2, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 523 CONEJO RD****A-1 Zone**

(4:45) Assessor's Parcel Number: 019-062-008
Application Number: MST2014-00212
Owner: Gina Y. Han
Architect: Ahmad Morshedi

(Proposal to construct a new 2,560 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot in the Hillside Design District. This proposal is 78% of the required maximum floor-to-lot area ratio and requires Staff Hearing Officer Approval for requested zoning modifications.)

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

SFDB-CONCEPT REVIEW (CONT.)**6. 209 E ISLAY ST****E-1 Zone**

(5:10) Assessor's Parcel Number: 027-042-009
Application Number: MST2014-00114
Owner: Peter & Li 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 5,852 square foot, two-story, single-family residence with a 719 square foot attached three-car garage. A 2,696 square foot habitable basement is proposed below grade. The project also includes a new 60 square foot detached pool building, relocated driveway, and other site work. The proposed 6,068 square feet of above-grade floor area on 23,870 square foot lot is 124% of the guideline maximum floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires environmental assessment. Approval of alterations to the sandstone wall are contingent upon Historic Landmarks Commission acceptance of HSSR addendum. Project was last reviewed on April 7, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1632 LA VISTA DEL OCEANO DR****E-1 Zone**

(5:40) 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).)

(Concept review. Comments only.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1314 FERRELO RD****E-1 Zone**

(6:10) Assessor's Parcel Number: 029-283-006
Application Number: MST2014-00197
Owner: Scott & Ro Black
Architect: Bill Wolf

(Proposal to construct a new 3,282, two-story single-family residence with an two-car garage and basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,080 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and site work on a driveway easement on an adjacent property. The proposal is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Concept review. Comments only; project requires environmental assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS