



# 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, June 2, 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](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 David Eng, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto: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](mailto: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](mailto: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 29, 2014, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast guide can be found at [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://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](http://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 19, 2014.
- C. Consent Agenda of June 2, 2014. Consent of Tuesday, May 27, 2014 was cancelled.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 25 VIA ALICIA****E-1 Zone**

**(3:15)** Assessor's Parcel Number: 015-311-006  
Application Number: MST2014-00111  
Architect: Wade Davis Design  
Owner: Yeoman Trust

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck on a 16,802 square foot lot located in the Hillside Design District. The project includes a minor interior remodel. Portions of the additions and the entry deck encroach into the front yard setback. The proposed 3,063 square foot, two-story residence with attached two-car garage is 70% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

**(Project Design Approval requested. Project must comply with Staff Hearing Officer Resolution No. 025-14. Project was last reviewed on April 7, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****2. 502 LAS ALTURAS RD****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 019-273-006  
Application Number: MST2014-00108  
Owner: Moler Patsy Wiser  
Applicant: Leland Walmsley

(Proposal to remove and replace existing un-reinforced site retaining walls of up to three and one-half feet tall, and to construct a new four foot tall wood fence along the western property line. The proposal also includes removal and replacement of the existing concrete driveway and apron with reinforced concrete, removal of the existing flagstone steps and paving, and replacement of the paving with permeable gravel and flagstone at the entry to an existing single-family dwelling on a 6,534 square foot lot located in the Hillside Design District. Portions of the project are located within the public right of way and will require a minor encroachment permit.)

**(Action may be taken if sufficient information is provided. Project requires a minor encroachment permit. Project was referred from Consent Calendar at its last review on March 24, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 120 E PEDREGOSA ST****E-1 Zone**

**(4:10)** Assessor's Parcel Number: 027-041-017  
Application Number: MST2014-00226  
Owner: James H. Franzen  
Architect: Jose Luis Esparza

(Proposal for 162 square feet of first floor and 162 square feet of second floor additions to an existing 2,044 square foot residence with a detached 420 square foot two-car garage. The proposal also includes a new second floor balcony and interior alterations. The proposed 2,766 square feet of development on a 6,600 square foot lot is 98% of the required floor-to-lot area ratio (FAR). This project requires Planning Commission review for a requested FAR modification.)

**(Comments only; project requires Planning Commission review for a requested floor-to-lot area ratio (FAR) modification.)**

**PROJECT DESIGN REVIEW****4. 1423 SHORELINE DR****E-3/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 045-185-005  
Application Number: MST2013-00527  
Owner: Chesluk Family Trust  
Designer: Bruce Alker  
Contractor: Sean Pierce

(Proposal to construct a 440 square foot, second-story, addition to an existing, 2,950 square foot, two-story, single-family residence with an attached, 575 square foot, three-car garage. The proposed total of 3,965 square feet, located on a 12,632 square foot lot within the Hillside Design District, is 98% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

**(Project Design Approval and Final Approval requested. Project must comply with Planning Commission Resolution No. 010-14. Project was last reviewed on February 10, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****5. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(5:15)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00504  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 1: Proposal for construction of a two-story, 2,669 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,136 square feet is 74% of the required floor-to-lot area ratio (FAR).)

**(Third concept review. Comments only; project requires Planning Commission review. Project was last reviewed on March 24, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****6. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(5:45)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00505  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

**(Third concept review. Comments only; project requires Planning Commission review. Project was last reviewed on March 24, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****7. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(6:15)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00506  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 4: Proposal for construction of a two-story, 2,795 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,292 square feet is 75% of the guideline floor-to-lot area ratio (FAR).)

**(Third concept review. Comments only; project requires Planning Commission review. Project was last reviewed on March 24, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**