



# 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 30, 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, June 26, 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 June 16, 2014.
- C. Consent Agenda of June 23, 2014 and June 30, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 129 OLIVER RD****E-3/SD-3 Zone**

**(3:10)** Assessor's Parcel Number: 041-344-005  
Application Number: MST2013-00511  
Owner: Ronald & Anna H. Abeles Trust  
Architect: David Vanhoy

(Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper decks for a total of 482 square feet, and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval requested. Project was last reviewed on January 13, 2014.)**

**PROJECT DESIGN REVIEW****2. 227 LA MARINA DR****E-3/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 045-161-013  
Application Number: MST2014-00117  
Owner: Brummett Family Trust  
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required 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 034-14. Project was last reviewed on April 7, 2014.)**

**PROJECT DESIGN REVIEW****3. 2301 CHAPALA ST****E-3 Zone**

**(4:10)** Assessor's Parcel Number: 025-113-013  
Application Number: MST2013-00417  
Owner: Scott Gerrard Kipp & Hsiu Hua Kipp  
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required 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.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 020-14. Project was last reviewed on February 14, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 1427 SHORELINE DR****E-3/SD-3 Zone**

**(4:40)** Assessor's Parcel Number: 045-185-003  
Application Number: MST2014-00136  
Owner: Malcolm Family Trust  
Architect: Winick Architects

(Proposal for a major facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car carport. The proposal includes conversion of the existing two-car garage into living area, construction of a new, 458 square foot, two-car carport, 148 square foot storage room, a total of 1,096 square foot of second-story decks, interior remodel work, and additional site work. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,854 square feet on a 12,012 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR). This project requires Planning Commission review for a Coastal Development Permit.)

**(Second Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on April 7, 2014.)**

**PROJECT DESIGN REVIEW****5. 1314 FERRELO RD****E-1 Zone**

**(5:15)** 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 attached two-car garage and a 676 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 956 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,885 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on May 19, 2014.)**

**\* DINNER BREAK AT 5:55 P.M. TO 6:20 P.M. \***

**SFDB-CONCEPT REVIEW (CONT.)****6. 1562 MARQUARD TERR****R-1 Zone**

**(6:20)** 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 a 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.)

**(Fourth Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on May 19, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 459 EL CIELITO RD****A-1 Zone**

**(6:40)** Assessor's Parcel Number: 021-082-026  
Application Number: MST2014-00288  
Owner: Fisher Family Trust  
Architect: Kent Mixon

(Proposal to remove the foundation of a residence destroyed by fire and construct a new 3,058 square foot two-level residence with a 661 square foot attached two-car garage and 256 square foot attached storage room , both on the lower level. The proposed total of 3,975 square feet on a 1 acre lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area (FAR) ratio. The project also proposes 526 cubic yards of grading.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**