



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, March 23, 2015 **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
 JOSEPH MOTICHA
 JAIME PIERCE
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (Alternate): MIKE JORDAN

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	Master Application & Submittal Fee - (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</u> plans are required <u>at the time of submittal & each time plans are revised</u> . <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 **during normal business hours**, and agendas and minutes are posted online at <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. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

Letters received and staff reports that are a public record that relate to an agenda item which are distributed to the SFDB during the meeting are available for public inspection in 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 before the agenda item begins. 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.

INTERESTED PARTIES. The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future SFDB agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

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 SBMC 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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4577, or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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, March 19, 2015, 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 March 9, 2015.
- C. Consent Agenda of March 16 and March 23, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 3626 SAN REMO DR****E-3/SD-2 Zone**

(3:10) Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00506
Owner: Nancy J. Madsen
Designer: Kate Svensson
Applicant: Vincent Amore

(Lot 4: Proposal for construction of a two-story, 2,762 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 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on February 23, 2015.)

PROJECT DESIGN REVIEW**2. 1215 E COTA ST****R-2 Zone**

(3:35) Assessor's Parcel Number: 031-190-022
Application Number: MST2014-00310
Owner: Leslie Colasse
Architect: Leslie Colasse

(Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite with additions in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,300 square feet on an 11,285 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for an interior setback modification.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-14. Project was last reviewed on September 23, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**3. 324 SHERMAN RD****A-1 Zone**

(4:05) Assessor's Parcel Number: 019-050-006
 Application Number: MST2015-00003
 Owner: Appelbaum-Shapiro Living Trust
 Designer: Amy Von Protz
 Applicant: Vanguard Planning, LLC

(Proposal to construct a new 2,301 square foot , two-story, single-family residence with an attached 419 square foot, two-car garage, and a 283 square feet of raised wood decks. The proposal will replace a 1,775 square foot residence and 422 two-car garage that were destroyed in the Tea Fire. The proposed total of 2,720 square feet on a 14,395 square foot lot in the Hillside Design District is 64% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions in the front and interior setbacks.)

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

PROJECT DESIGN REVIEW**4. 209 E ISLAY ST****E-1 Zone**

(4:40) Assessor's Parcel Number: 027-042-009
 Application Number: MST2014-00114
 Owner: Peter Camenzind
 Applicant: Vanguard Planning LLC
 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 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, is on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project must comply with Tier 3 SWMP and meet 3-Star rating for Santa Barbara Built Green prior to Final Approval. Project was last reviewed on November 3, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1409 LA CIMA RD****R-1 Zone**

(5:10) Assessor's Parcel Number: 041-010-025
 Application Number: MST2014-00613
 Owner: Christopher Joseph Brown
 Designer: Erick Rojas

(Proposal to permit 208.5 linear feet of an "as-built" 6-foot tall, wood fence located along the southern property line and replace portions of an existing 6-foot tall wood fence located along the northern and western property lines. The proposal will address violations identified in enforcement case ENF2014-01057.)

(Second concept review. Project Design Approval and Final Approval are requested. Project was referred to Full Board from Consent on December 22, 2014.)

PROJECT DESIGN REVIEW**6. 430 EL CIELITO RD****A-1 Zone**

(5:30) Assessor's Parcel Number: 021-073-009
 Application Number: MST2014-00540
 Owner: Dennis Artuian Revocable Trust
 Architect: Peter Becker Architect
 Contractor: Rick Jeffrey
 Architect: Jacob Niksto

(Proposal to demolish an existing 53 square foot sunroom and an 87 gross square foot pool equipment shed, and construct 584 square feet of residential additions, comprising a 185 square foot addition to the dwelling and the conversion of 399 square feet of an existing carport to habitable space. The project includes construction of an attached 1,128 square foot two-level four-car garage and a detached 70 square foot pool equipment/sauna building to the existing one-story, 1,974 square foot, single-family residence. It also includes three new uncovered guest parking spaces, 225 cubic yards of cut and fill grading, reconfiguring the existing driveway, new site walls, and landscaping alterations, including the removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree). The proposed development total of 3,813 square feet, located on a 31,356 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to exceed the allowed garage size. The application will address the violation identified in the Zoning Information Report ZIR2013-00604.)

(Project Design Approval and Final Approval are requested. Compliance with Tier 3 SWMP required prior to Final Approval. Project must comply with Staff Hearing Officer Resolution No. 003-15. Project was last reviewed on November 17, 2014.)

*** THE BOARD WILL RECESS AT 6:00 P.M. AND RECONVENE AT 6:25 P.M. ***

PROJECT DESIGN REVIEW**7. 550 OWEN RD****A-2 Zone****(6:25)**

Assessor's Parcel Number: 015-202-027
 Application Number: MST2014-00578
 Owner: William Z., Jr. and Emily K. Kerr Trustees
 Architect: Pacific Architects, Inc.
 Engineer: Kevin Vandervort

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project requires Tier 3 SWMP compliance prior to Final Approval. Project was last reviewed on December 15, 2014.)

SFDB-CONCEPT REVIEW (CONT.)**8. 350 MOUNTAIN DR****A-1 Zone****(7:05)**

Assessor's Parcel Number: 019-012-023
 Application Number: MST2015-00043
 Owner: Ruth Engle
 Applicant: Steve Willson

(Proposal for 702 gross square feet of one- and second-story additions to an existing 2,821 square foot, two-story single-family residence with an attached two-car garage. The proposed total of 3,523 gross square feet on a 1-acre lot in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio (FAR).)

(Second concept review. Action may be taken if sufficient information is provided. Project was last reviewed on February 23, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS