



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, February 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
 JAIME PIERCE
 DENISE WOOLERY
 PAUL ZINK, *Interim*

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	<p><u>Master Application & 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 & 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 & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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, & 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. 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 Department/Planning Division, 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 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, February 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 February 9, 2015.
- C. Consent Agenda of Tuesday, February 17 and Monday, February 23, 2015.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN 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).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on February 17, 2015.)

REVIEW AFTER FINAL**2. 415 ALAN RD****A-1/SD-3 Zone**

(4:00) Assessor's Parcel Number: 047-091-024
 Application Number: MST2012-00362
 Architect: Christine Pierron
 Owner: Sean Shahrouzi

(Proposal to construct a new one-story, 2,100 square foot single-family residence with an attached 400 square foot two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council (Ord. No. 5580) on February 14, 2012. A separate application (MST2012-00268) was recently approved for alterations to the existing single-family residence.)

(Review After Final is requested to change the architectural style of the proposal from Craftsman to Mediterranean. Changes include revised doors, windows, and window openings, a new garage door, revised roof eaves, a parapet roof at the south end, a revised covered front porch, two-piece mission roof tiles throughout, smooth plaster wall finishes, copper gutters and downspouts, new lighting fixtures, and revised site walls. No changes to the previously approved building footprint and square footage are proposed. Project was last reviewed on March 18, 2013.)

PROJECT DESIGN REVIEW**3. 2405 STATE ST****E-3 Zone**

(4:25) Assessor's Parcel Number: 025-071-012
Application Number: MST2014-00418
Owner: Dan Underwood
Architect: Bill Wolf

(Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Project was last reviewed on October 20, 2014.)

CONCEPT REVIEW - NEW ITEM**4. 2233 FOOTHILL LN****A-1 Zone**

(4:55) Assessor's Parcel Number: 021-101-007
Application Number: MST2014-00521
Owner: Sarah F. Hammett
Architect: Mark English

(Proposal for 74 square feet of first-floor and 88 square-feet of second-floor additions to an existing two-story, 3,226 square foot, single-family residence with an attached 772 square foot three-car garage and two uncovered parking spaces. The project includes the alteration of roof forms, and new windows and doors. The proposed total of 4,161 square feet of development on a 38,251 square foot lot is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 350 MOUNTAIN DR****A-1 Zone**

(5:25) 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).)

(Comments only; project requires Environmental Assessment.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 435 E VALERIO ST****R-2 Zone****(6:25)**

Assessor's Parcel Number: 027-123-008
Application Number: MST2015-00021
Owner: Dow, Oretsky, and Parenteau
Architect: Dan Weber

(Proposal for exterior and site alterations to an existing 2,772 square foot, two-story, single-family residence with a detached 307 square foot, one-car garage. The proposal includes the demolition of the existing non-conforming garage (attached to a building on a neighboring property) and construction of a new standalone two-story building comprising a 332 square foot accessory unit above a 432 square foot two-car garage. It also includes a new curb cut, driveway, exterior deck, and reconfiguration and remodel of interior spaces. The proposed total of 3,079 square feet on a 5,924 square foot lot is 115% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested modifications to allow alterations in the front setback and to reduce minimum open yard dimensions. This project will address violations identified in enforcement case ENF2007-00477 and Zoning Information Report ZIR2013-00596.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 640 AURORA AVE****E-1 Zone****(7:05)**

Assessor's Parcel Number: 035-122-014
Application Number: MST2015-00038
Owner: Nicolas A. And Rosalyn Cole D'icelli
Designer: Jason Grant Design Studio

(Proposal for a 1,234 square foot, one- and two-story addition to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage. The project includes a new covered front entry porch and upper level balcony. The proposal total of 3,255 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for requested modifications for additions in the front setback and for changes to the basic exterior characteristics of a non-conforming residence.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS