



# 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, January 14, 2013      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
 FRED SWEENEY, *Vice-Chair*  
 BERNI BERNSTEIN  
 BRIAN MILLER (Consent Calendar Architecture Representative)  
 LISA JAMES (Consent Calendar Landscape Representative)  
 JAIME PIERCE (Consent Calendar Landscape Representative)  
 JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
 MICHELLE BEDARD, Planning Technician  
 ROSA ROGERS O'REILLY, 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	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 plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- 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.
- 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 Single Family Design Board of Review (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.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. 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.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, 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.
- **APPEALS:** 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 St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **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 Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/SFDB](http://www.SantaBarbaraCa.gov/SFDB). 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 St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at [mbedard@SantaBarbaraCa.gov](mailto:mbedard@SantaBarbaraCa.gov). Our 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.

**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. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

1. On January 10, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).
2. This regular meeting of the Single Family Design Board will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 A.M. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/SFDB](http://www.santabarbaraca.gov/SFDB) and then clicking *Online Meetings*.

**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 December 17, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 209 MOHAWK RD****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 041-342-001

Application Number: MST2012-00485

Owner: Ronald F &amp; Carol L Stotts

(Proposal to permit two uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%, rather than construct the previously approved two-car garage. The proposal also includes 'as-built' alterations to site retaining walls to be constructed at 5-feet tall, instead of the previously permitted 4-foot height. The 11,625 square foot parcel is currently developed with an existing 2,007 square foot single-family residence with a 428 square foot basement, and is 62% of the floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2012-00541.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 2625 SAMARKAND DR****E-3/SD-2 Zone**

**(3:35)** Assessor's Parcel Number: 051-303-004  
Application Number: MST2012-00488  
Owner: Bank of America  
Applicant: Mark Morando  
Agent: John Fontana

(Proposal to replace a carport with two-uncovered parking spaces, per the uncovered parking exception for properties developed with less than 80% of the required floor-to-lot area ratio (FAR). The proposal also includes the 'as-built' 396 square foot first-floor addition and alterations and reductions to an existing second-story deck, and other site alterations. The proposed development total of 2,321 square feet, located on a 10,299 square foot parcel, is 61% of the required floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2012-00448 and ENF2012-00828.)

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 32 E ISLAY ST****E-1 Zone**

**(4:00)** Assessor's Parcel Number: 027-102-005  
Application Number: MST2012-00440  
Owner: Arthur Denk  
Architect: Paul Zink

(Proposal to construct a 275 square foot one-story addition and a new 423 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 280 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,448 square feet, located on a 6,080 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

**(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed at SFDB on December 3, 2012.)**

**PROJECT DESIGN REVIEW****4. 20 LAS ALTURAS CIR****A-1 Zone****(4:35)**

Assessor's Parcel Number: 019-122-001  
Application Number: MST2012-00270  
Owner: Charles Rudd & Inken Gerlach  
Architect: Paul Zink

(Proposal to construct a new 3,430 square foot two-story, single-family residence with an attached 515 square foot garage located on a 19,718 square foot lot in the Hillside Design District. The previous 3,475 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new site walls, an existing pool to remain, new pool decking, removal and replacement of an existing 32 inch diameter trunk, redwood tree with three oak trees, and proposed grading of 100 cubic yards of cut, 70 cubic yards of fill and 30 cubic yards of export. The proposed total of 3,945 square feet of development is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer approval for requested zoning modifications. The project requires a Public Works encroachment permit.)

**(Project Design Approval requested. Project requires compliance with Staff Hearing officer Resolution No. 054-12. Compliance with Tier 3 Storm Water Management Program is required prior to granting Final Approval. The project was last reviewed by SFDB on October 22, 2012.)**

**REVIEW AFTER FINAL****5. 22 NICHOLAS LN****E-1 Zone****(5:10)**

Assessor's Parcel Number: 015-033-002  
Application Number: MST2011-00063  
Owner: Brian & Robin Kopeikin  
Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked walls varying in height from 6-inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

**(Review After Final for minor design alterations to the previously approved 6-foot stucco wall and landscaping for the wall along the northerly interior property line. Alterations to the site wall and landscaping along Barker Pass Road was approved on June 4, 2012.)**

**\*\*SCHEDULED RECESS FROM 6:00 P.M. TO 6:20 P.M.\*\***

**FINAL REVIEW****6. 20 CAMINO VERDE****A-1 Zone**

**(6:20)** Assessor's Parcel Number: 019-282-027  
 Application Number: MST2012-00283  
 Owner: Rory Rye & Jim Doub  
 Applicant: Jim Doub  
 Architect: Edwards Pitman Architects AIA

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

**(Final Approval requested. Project Design Approval was granted on November 5, 2012.)**

**PROJECT DESIGN REVIEW****7. 220 SALIDA DEL SOL****E-3/SD-3 Zone**

**(6:45)** Assessor's Parcel Number: 045-123-001  
 Application Number: MST2012-00359  
 Owner: Kirk & Tanase Peacock  
 Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition and 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 87% of the maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval requested. The project was last reviewed on October 22, 2012.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1676 FRANCESCHI RD****A-1 Zone**

**(7:10)** Assessor's Parcel Number: 019-102-004  
 Application Number: MST2012-00493  
 Owner: B & B SB Trust  
 Architect: Kirk Gradin

(Proposal to demolish the existing 5,124 square foot single-family residence and construct a new 6,496 square foot three-story single-family residence located on a 2-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 351 cubic yards of site grading is proposed, including 201 cubic yards of grading within the proposed building footprint and 150 cubic yards of grading elsewhere on site. The project is 113% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage.)

**(Concept Review. Comments only; project requires compliance with the Tier 3 Storm Water Management Program.)**

**FINAL REVIEW****9. 1533 SHORELINE DR****E-3/SD-3 Zone****(7:45)**

Assessor's Parcel Number: 045-182-014

Application Number: MST2012-00046

Owner: Anina Davenport Revocable Trust

Architect: James Zimmerman

(This project has been revised to reduce the overall second-story addition by 283 square feet, reducing the FAR from 85% to 79%, and elimination of the 700 square foot "as-built" bluff-side, circular tiled patio. The revised proposal involves the construction of a 946 square foot, second-story addition to an existing 2,419 square foot residence with an attached two-car garage. The project also includes a major façade remodel, a 92 square foot one-story addition and interior remodel. The proposed total of 3,457 square feet, located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The project received Planning Commission approval for a Coastal Development Permit and zoning modifications (Resolution No. 018-12). The proposal will address the violations in ZIR2011-00381.)

**(Final Approval requested. Project Design Approval was granted on December 17, 2012.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**