



# 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, November 18, 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  
 GABRIELE COOK, 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	<u>Master Application &amp; Submittal Fee</u> - (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 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.
<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 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, 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 Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@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. 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 Planning Division at (805) 564-5470, ext. 4577. 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:**

1. On November 14, 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 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 following Wednesday 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 November 4, 2013.
- C. Consent Calendar of November 11, and November 18, 2013.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 1701 LA VISTA DEL OCEANO DR****E-1 Zone**

**(3:10)** Assessor's Parcel Number: 035-480-058  
 Application Number: MST2005-00017  
 Owner: Vista Oceano La Mesa Venture, LLC  
 Agent: Brent Daniels  
 Architect: Zehren and Associates  
 Landscape Architect: Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

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

**REVIEW AFTER FINAL****2. 2105 ANACAPA ST****E-1 Zone**

**(3:35)** Assessor's Parcel Number: 025-242-011  
 Application Number: MST2008-00311  
 Owner: Barbara E. Matthews Revocable Trust  
 Architect: Britt Jewett  
 Landscape Architect: Arcadia Studio

(A revised proposal to raise the finish floor level by 6-inches with commensurate increase in the ridge and plate heights for the construction of an approved single-family residence. The proposal includes Planning Commission review for a floor area modification to exceed 25-feet in height and 85% of the required floor-to-lot area ratio (FAR), and an increase to the roof height within the required setbacks. The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09).)

**(Comments only; project requires Planning Commission review for requested zoning modifications.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 438 CONEJO RD****A-1 Zone**

**(4:00)** Assessor's Parcel Number: 019-061-013  
 Application Number: MST2013-00336  
 Owner: Luis Fernandez  
 Architect: Jose Luis Esparza

(Proposal to construct a three-story, 1,892 square foot, single-family residence and an attached 400 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of six (6) existing trees, new site walls and decks, 299 cubic yards of site grading, including 243 cubic yards of export. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,292 square feet, located on a 6,880 square foot parcel in The Hillside Design District, is 79% of the maximum floor-to-lot area ratio (FAR).)

**(Second Concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on August 26, 2013.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1676 FRANCESCHI RD****A-1 Zone**

**(4:30)** Assessor's Parcel Number: 019-102-004  
Application Number: MST2013-00450  
Owner: B & B SB Trust  
Architect: Kirk Gradin

(Proposal to construct a new pool cabana, trellis, pool storage structure and mechanical areas located on a two acre parcel in the Hillside Design District. An application (MST2012-00493) was approved on October 21, 2013, to construct a new, 6,415 square foot, three-story, single-family residence. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

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

**FINAL REVIEW****5. 860 JIMENO RD**

**(5:00)** Assessor's Parcel Number: 029-110-046  
Application Number: MST2013-00007  
Owner: Joseph A. Yob Living Trust  
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,065 square foot addition to an existing two-story, 3,501 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, a 294 square foot covered porch, and a 41 square foot master balcony. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total is 97% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested. The application includes the request to remove one oak tree. The project was granted Project Design Approval on June 17, 2013.)**

**PROJECT DESIGN REVIEW****6. 11 VIA ALICIA****E-1 Zone**

**(5:25)** Assessor's Parcel Number: 015-311-003  
Application Number: MST2013-00052  
Owner: Peter Trent  
Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new swimming pool and site walls. The proposal includes approximately 30 cubic yards of cut for the new pool. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design and Final Approval requested. The project was last reviewed on February 11, 2013.)**

**THE FOLLOWING AGENDA ITEM HAS BEEN POSTPONED TO THE DECEMBER 16, 2013, HEARING.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 2301 CHAPALA ST**

**E-3 Zone**

Assessor's Parcel Number: 025-113-013

Application Number: MST2013-00417

Owner: Scott Gerrard Kipp and Hsiu Hua Kipp

Architect: Tony Xiques

(Proposal for a 173 square foot upper-floor addition and a 561 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The proposed total of 2,432 square feet is 80% of the 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.)

**(Comments only; environmental assessment required.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**