



# 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 13, 2014      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)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (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 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 January 09, 2014, 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. 2014 Board Elections and Appointments.
- B. 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.)
- C. Approval of the minutes of the Single Family Design Board meeting of **December 16, 2013**.
- D. Consent Calendar of **January 6, and January 13, 2014**.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**SFDB-CONCEPT REVIEW (CONT.)****1. 296 SCHULTE LN****A-1 Zone**

**(3:20)** Assessor's Parcel Number: 055-230-004  
 Application Number: MST2013-00406  
 Owner: Stone Family Trust  
 Architect: AB Design Studio

(Proposal to construct a 3,275 square foot, two-story, single-family residence, with an attached, 528 square foot, two-car carport, located on a 2.18 acre lot in the Hillside Design District. The proposal includes an attached, 620 square foot, accessory structure, a detached, 285 square foot, storage building, site walls, and a total of four uncovered parking spaces. The proposed development total of 4,708 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

**(Second concept review. Comments only; project requires environmental assessment and Planning Commission review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(3:50)** Assessor's Parcel Number: 053-231-011  
 Application Number: MST2013-00504  
 Owner: Nancy J. Madsen  
 Designer: Kate Svensson

(Lot 1: Conceptual review for construction of a two-story, 3,304 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,191 square foot parcel (lot 1). 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 3,804 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(4:20)** Assessor's Parcel Number: 053-231-011  
 Application Number: MST2013-00505  
 Owner: Nancy J. Madsen  
 Designer: Kate Svensson

(Lot 2: Conceptual review for construction of a two-story, 3,320 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,094 square foot parcel (lot 2). 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 3,820 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(4:50)** Assessor's Parcel Number: 053-231-011  
 Application Number: MST2013-00506  
 Owner: Nancy J. Madsen  
 Designer: Kate Svensson

(Lot 4: Conceptual review for construction of a two-story, 3,369 square foot, single-family residence and an attached, 500 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 3,869 square feet is 88% of the guideline floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 129 OLIVER RD****E-3/SD-3 Zone**

**(5:20)** Assessor's Parcel Number: 041-344-005  
 Application Number: MST2013-00511  
 Owner: Ronald and Anna H. Abeles Trust  
 Architect: David Vanhoy

(Proposal for construction of a 2,965 square foot, two-story, single-family residence and an attached, 440 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 525 square feet, and a total of 640 cubic yards of site grading (including 350 cubic yards of grading beneath the building footprint and 290 cubic yards elsewhere on the site). The proposed total of 3,405 square feet is 84% of the maximum floor-to-lot area ratio (FAR).)

**(Concept Review. Comments only; project requires environmental assessment.)**

**PROJECT DESIGN REVIEW****6. 1222 SHORELINE DR****E-3/SD-3 Zone**

**(5:50)** Assessor's Parcel Number: 045-214-021  
 Application Number: MST2013-00207  
 Owner: Janice and Robert Kopf Trust  
 Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 440 square foot garage and construction of a new 1,680 square foot, two-story, single-family residence, with a detached 440 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

**(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 014-13.)**