



# 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, April 7, 2014**      **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  
 JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (Alternate):**      BRUCE BARTLETT

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
 DAVID ENG, Planning Technician  
 AMBER FLEMMINGS, 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	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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, &amp; 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](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](mailto: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](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., 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 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 SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). 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:**

- A. On Thursday, April 3, 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).
- 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](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 next business day 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 March 24, 2014.
- C. Consent Agenda of April 1 and April 7, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**REVIEW AFTER FINAL****1. 2111 STANWOOD DR****A-1 Zone**

**(3:15)** Assessor's Parcel Number: 019-041-026  
Application Number: MST2009-00173  
Owner: Taylor Tatman  
Architect: Richard Redmond  
Engineer: Kevin Vandervort

(Proposal to rebuild a 2,878 square foot two-story single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

**(Review After Final requested for as-built alterations to a two-story, single-family residence, including enclosure of a second-story porch, addition of a fireplace and chimney above the master bedroom, and changes to roof materials, all windows, exterior doors, exterior colors, and other finishes. The project was last reviewed on March, 24, 2014.)**

**PROJECT DESIGN REVIEW****2. 2345 EDGEWATER WAY****E-3/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 041-350-001  
Application Number: MST2013-00341  
Owner: Michal Smulski  
Architect: James Zimmerman

(Proposal to demolish the existing, two-story, 2,171 square foot, single-family residence, and construct a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

**(Project Design Approval requested. Requires compliance with Planning Commission Resolution No. 006-14. Project was last reviewed on October 21, 2013.)**

**CONCEPT REVIEW - CONTINUED****3. 434 CONEJO RD****A-1 Zone****(4:05)**

Assessor's Parcel Number: 019-061-012  
Application Number: MST2014-00066  
Owner: Maria Lourdes C. Smith  
Architect: Alex Pujo

Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed are two second floor decks totaling 249 square feet. A total of 325 cubic yards of grading is proposed. The proposed development total 2,500 square feet, located on a 7,900 square foot vacant lot within the Hillside Design District, is 79% of guideline floor-to-lot-area ratio (FAR).

**(Second Concept Review. Comments only. Requires Staff Hearing Officer review for requested zoning modifications. Project last reviewed on March 10, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 209 E ISLAY ST****E-1 Zone****(4:35)**

Assessor's Parcel Number: 027-042-009  
Application Number: MST2014-00114  
Owner: Peter and Li Camenzind  
Agent: Jarrett Gorin  
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 6,068 square foot, two-story, single-family residence with a 735 square foot attached three-car garage. A 3,051 square foot habitable basement is proposed below grade. The project also includes a new 60 square foot detached pool building, relocated driveway, and other site work. The proposed 6,068 square feet of above-grade floor area on 23,870 square foot lot is 128% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments only; project requires environmental assessment and comments by the Historic Landmarks Commission for alterations to an existing sandstone wall.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 25 VIA ALICIA****E-1 Zone**

**(5:05)** Assessor's Parcel Number: 015-311-006  
Application Number: MST2014-00111  
Owner: Yeoman Trust  
Architect: Wade Davis Design

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck on a 16,802 square foot lot located in the Hillside Design District. The project includes a minor interior remodel. Portions of the additions and The entry deck encroach into the front yard setback. The proposed 3,063 square foot, two-story residence with attached two-car garage is 70% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

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

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING****6. 227 LA MARINA DR****E-3/SD-3 Zone**

**(5:30)** Assessor's Parcel Number: 045-161-013  
Application Number: MST2014-00117  
Owner: William and Jennifer Brummett  
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only. Requires Staff Hearing Officer review for requested zoning modifications.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1901 CIELITO LN****A-1 Zone****(5:55)**

Assessor's Parcel Number: 021-082-007  
 Application Number: MST2014-00119  
 Owner: Kenneth M. Rosenzweig  
 Architect: Roderick Britton

(Proposal to construct a 354 square foot first floor addition and a 942 square foot lower level addition to an existing 1,878 two-story, single-family residence with a 332 square foot attached carport. The proposal also includes additions, an expanded deck, and conversion of 220 square feet of an existing 858 square foot detached art studio to a two-car garage. The proposal includes construction of new gabled and asphalt shingled roofs on the dwelling and the art studio, interior remodels of both buildings, and exterior site work. The proposed total of 4,202 square feet, located on a one-acre lot in the Hillside Design District, is 85% of the guideline floor-to-lot area ratio (FAR).)

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

**\*\* DINNER BREAK AT 6:25 P.M. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1427 SHORELINE DR****E-3/SD-3 Zone****(6:45)**

Assessor's Parcel Number: 045-185-003  
 Application Number: MST2014-00136  
 Owner: Malcolm Family Trust  
 Architect: Winick Architects

(Proposal for 1,617 square feet of first- and second-floor additions to an existing 1,354 square foot, two-story, single-family residence with an attached 385 square foot garage. The proposal includes conversion of the existing two-car garage into living area, construction of a new two-car carport, storage room, second-story decks, interior remodel work, and additional site work. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,971 square feet on a 12,012 square foot lot is 75% of the required maximum floor-to-lot area ratio (FAR). This project requires Planning Commission review for a Coastal Development Permit.)

**(Comments only; project requires Planning Commission review for a Coastal Development Permit.)**

**CONCEPT REVIEW - NEW ITEM****9. 940 ARBOLADO RD****E-1 Zone****(7:10)**

Assessor's Parcel Number: 019-232-008  
Application Number: MST2014-00132  
Owner: Patrick Family Revocable Trust  
Architect: Burnell, Branch & Pester Architect

(Proposal to raise the west portion of the existing roof to accommodate one of three new bay windows of a 2,360 square foot, two-story, single-family home 26,377 square foot lot in the Hillside Design District. The project also proposes to install a new front entry door and three new skylights, reconfigure several smaller windows, and remodel the interior.)

**(Action may be taken if sufficient information is provided. Project was referred from the Consent Agenda on April 1, 2014.)**

**CONCEPT REVIEW - NEW ITEM****10. 511 BROSIAN WAY****A-1/SD-3 Zone****(7:30)**

Assessor's Parcel Number: 047-030-011  
Application Number: MST2014-00149  
Owner: John Park  
Architect: Cearnal Andrulaitis

(Proposal for a 4,600 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. A squash court and pool are also proposed.)

**(Comments only.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**