



# 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, October 6, 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  
 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	<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:** 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 4473 or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto: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, October 2, 2014, this Agenda was posted on the outdoor bulletin board 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 October 2, 2014.
- C. Consent Agenda of September 29, and October 6, 2014.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 2201 EDGEWATER WAY****E-3/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 041-350-016  
 Application Number: MST2013-00185  
 Owner: C. and M. Hofman  
 Applicant: Permit Planners  
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage. A new pedestrian entry from the street, with stairway and landing, is also proposed. The proposed total of 3,838 square feet located on a 21,777 square foot bluff top lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 82% of the guideline maximum floor-to-lot area ratio. The project requires review by the Planning Commission for a requested Zoning Modification and Coastal Development Permit, and Public Works review for a Minor Encroachment Permit.)

**(Project Design and Final Approval is requested. Project must comply with Planning Commission Resolution No. 023-14. Project was last reviewed on June 17, 2013.)**

**PROJECT DESIGN REVIEW****2. 1301 W MOUNTAIN DR****A-1 Zone**

**(3:35)** Assessor's Parcel Number: 021-050-038  
 Application Number: MST2014-00306  
 Owner: Don and Marilyn Mccorkell  
 Architect: Blackbird Architects  
 Engineer: Mike Gones

(Proposal to construct a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yards of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1056 square foot four-car garage that will serve both the existing 510 square foot secondary residence and the proposed one-story residence. The proposed total of 4,249 square feet of development on a 10.5 acre project site lot is 42% of the guideline maximum floor-to-lot area (FAR) ratio. The project includes Staff Hearing Officer review for a requested zoning modification. The project includes a Substantial Conformance Determination for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an additional dwelling unit at the property.)

**(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 049-14. Project was last reviewed on July 14, 2014.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 2405 STATE ST****E-3 Zone**

**(4:05)** Assessor's Parcel Number: 025-071-012  
 Application Number: MST2014-00418  
 Owner: Dan Underwood  
 Architect: Bill Wolf

(Proposal to construct a 2,108 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 and fencing, an outdoor fireplace, and the removal of a front setback tree. The proposed total of 2,613 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Second Concept Review. Comments only; project requires environmental assessment. Project was last reviewed on September 22, 2014.)**

**IN-PROGRESS REVIEW****4. 1314 FERRELO RD****E-1 Zone**

**(4:35)** Assessor's Parcel Number: 029-283-006  
 Application Number: MST2014-00197  
 Owner: Scott and Ro Black  
 Architect: Bill Wolf

(Proposal to construct a new 2,514, two-story single-family residence with an attached 445 square foot two-car garage and a 692 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,009 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,655 square feet, of which 692 square feet is below grade, is 77% of the required maximum floor-to-lot area ratio (FAR).)

**(Final approval action may be taken if sufficient information is provided. Project was last reviewed on July 28, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1118 INDIO MUERTO ST****R-3 Zone**

**(5:00)** Assessor's Parcel Number: 017-291-003  
 Application Number: MST2014-00283  
 Owner: Edward St. George Revocable Trust  
 Applicant: Laura Weinstein  
 Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street, to be reviewed concurrently by the Architectural Board of Review.)

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

**\*\* DINNER BREAK FROM 5:35 P.M. TO 6:00 P.M. \*\*****SFDB-CONCEPT REVIEW (CONT.)****6. 1306 DOVER HILL RD****E-1 Zone**

**(6:00)** Assessor's Parcel Number: 019-103-014  
 Application Number: MST2014-00350  
 Owner: Erik Nickel  
 Designer: Amy Von Protz

(Proposal to convert an existing 367 square foot detached two-car garage to habitable accessory space, and construct a new 279 square foot attached one-car garage and 144 square foot one-car carport. The project includes 351 square feet of additions to the existing 1,973 square foot multi-story single-family residence. The proposed total of 3,614 square feet, located on an 18,740 square foot lot in the Hillside Design District, is 82% of the guideline floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for requested zoning modifications.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on August 11, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 415 YANKEE FARM RD****A-1/SD-3 Zone**

**(6:30)** Assessor's Parcel Number: 047-030-024  
 Application Number: MST2014-00464  
 Owner: Franck Hanse  
 Architect: David Mendro  
 Engineer: Thom Hume Consulting Engineers  
 Contractor: Allen Construction

(Proposal to demolish an existing 2,198 square foot single-family residence with an attached garage and carport and construct a new 2,622 square foot, one-story single-family residence with a 683 square foot, attached two-car garage with a bike storage area. The proposal includes a new 513 square foot pool and 100 square foot spa, patios, decks, landscaping, and 1,500 cubic yards of cut and fill grading to be balanced on site. The proposed total of 3,305 square feet of development on a 1 acre lot in the non-appealable jurisdiction of the Coastal Zone is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00453.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**