



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 28, 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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	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.
PROJECT DESIGN APPROVAL	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & 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 4577. 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. 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. 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 24, 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.
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 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 January 14, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 415 ALAN RD****A-1/SD-3 Zone**

(3:10) Assessor's Parcel Number: 047-091-024
Application Number: MST2012-00362
Owner: Seybold Trust
Architect: Christine Pierron

(Proposal to construct a new one-story, 2,500 square foot single-family residence with an attached two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council on February 14, 2012. A separate application (MST2012-00268) was recently approved for alterations to the existing single-family residence.)

(Project Design Approval requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on September 24, 2012.)

SFDB-CONCEPT REVIEW (CONT.)**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.)

(Second concept review. Action may be taken if sufficient information is provided. The project was last reviewed on January 14, 2013.)

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.)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications. The project was last reviewed on January 14, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 104 ONTARE HILLS LN****A-1 Zone**

(4:40) Assessor's Parcel Number: 055-160-055
Application Number: MST2013-00011
Owner: Paschke Family Revocable Trust
Architect: Paul Zink

(Proposal to construct a new 3,975 square foot two-story single-family residence with an attached 750 square foot three-car garage located on a vacant lot in the Hillside Design District. The proposal includes a 137 square foot upper level deck, five- and eight-foot tall wood fences, and a six-foot stucco garden wall. The proposed total of 4,725, located on a one-acre lot, is 94% of the guideline floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 860 JIMENO RD**

(5:25) 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, 1,121 square foot addition to an existing two-story, 3,411 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 of 4,618 square feet is 98% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA