



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 30, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE-CHAIR
BERNI BERNSTEIN
BRIAN MILLER
FRED SWEENEY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, 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	<p><u>Master Application & 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 & 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 & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 3308. 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 4:00 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 Wednesday, January 25, 2012, 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 17, 2012**.
- C. Consent Calendar: **January 23, 2012**; and **January 30, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1121 WALNUT AVE****R-3 Zone****(3:10)**

Assessor's Parcel Number: 039-202-006
 Application Number: MST2011-00409
 Owner: Alamar II, LLC
 Architect: Murphy & Associates, Architects
 Applicant: Dario Pini

(Proposal to demolish the existing 770 square foot one-story single-family residence and construct a new 1,885 square foot two-story single-family residence, including an attached 400 square foot two-car garage. The proposal includes a new 5-foot tall wood fence in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

(Third concept review. Comments only; project requires Environmental Assessment. The project was last reviewed on January 3, 2012.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1482 LOU DILLON****A-2 Zone**

(3:35) Assessor's Parcel Number: 015-202-048
Application Number: MST2012-00003
Owner: Terence and Angela Becerra
Architect: Eisenbeiz Design Studio

(Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 186 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.)

(Second Concept Review. Comments only; project requires Environmental Assessment and compliance with Planning Commission Resolution No. 056-03. The project was last reviewed on January 17, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1790 SYCAMORE CANYON RD****A-1 Zone**

(4:05) Assessor's Parcel Number: 013-163-018
Application Number: MST2011-00454
Owner: Sycamore Heights, LLC
Designer: Rick Mendez Design C.D.S.

(Proposal involves fire damage repairs, remodel, the conversion of the existing attic to a new third story, a 165 square foot new addition (approximately 55 square feet on the first, second, and the new third story) to an existing single-family residence. Approximately 330 square feet of the existing 565 square foot attached garage will be converted to floor area. The parking will be provided by an attached one-car garage and one new uncovered parking space. The proposal will result in an approximately 3,185 square foot three-story single-family residence on a 34,308 square foot lot and is 66% of the guideline floor-to-lot area ratio. The project will address violations identified within enforcement case ENF2010-00361.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 940 ALSTON RD****A-2 Zone**

(4:35) Assessor's Parcel Number: 015-173-028
Application Number: MST2012-00007
Owner: American Riviera Bank
Designer: Nils Holroyd

(Proposal to construct a new two-story 4,370 square foot single-family residence and an attached 750 square foot three-car garage located on a vacant 1.38 net acre lot in the Hillside Design District. A total of 1,220 cubic yards of grading is proposed. Other site improvements include a new swimming pool, a new detached pool equipment/accessory structure, new site landscaping, including the removal of six existing oak trees and one palm tree, approximately 600 linear feet of a new, 6-foot tall, chain-link perimeter fencing, new site retaining walls, driveway entry gates, and a new driveway. The proposed total of 5,120 square feet is 99% of the guideline floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No. 012-85.)

(Concept Review. Comments only; project requires Environmental Assessment and compliance with Planning Commission Resolution No. 012-85.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 958 ARBOLADO RD****E-1 Zone**

(5:05) Assessor's Parcel Number: 019-232-010
Application Number: MST2012-00020
Owner: Daniel Greiwe and Phyllis Myers
Architect: Chris Cottell

(Proposal to construct 437 square feet of new additions, to include 255 square feet on the ground floor and 182 square feet on the second floor, and exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,871 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 81% of the guideline floor-to-lot area ratio (FAR).)

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

FINAL REVIEW**6. 1117 LAS ALTURAS RD****A-1 Zone**

(5:35) Assessor's Parcel Number: 019-113-022
Application Number: MST2011-00142
Owner: Barbara Fasken Trust
Architect: Leonard Grant
Contractor: Vernon Construction

(Proposal to construct a new 4,216 square foot two-story single-family residence, including an attached 455 square foot two-car garage. The previous residence was destroyed in the Tea Fire. Site improvements include a new driveway, site retaining walls, and approximately 1,263 cubic yards of total site grading, which includes 525 cubic yards of grading underneath the building footprint and 738 cubic yards of grading elsewhere on the site. A total of 743 square feet of decks are proposed, which includes 335 square feet of upper floor decks and 408 square feet of first floor decks. The proposed total of 4,216 square feet, located on a 46,303 square foot lot, located in the Hillside Design District, is 84% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on September 12, 2011. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to Final Approval)

CONSENT CALENDAR – SEE SEPARATE AGENDA