



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, March 26, 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: ADDISON THOMPSON

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 KATHLEEN ALLEN, 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	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</u> plans are required <u>at the time of submittal & each time plans are revised.</u> <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 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 Kathleen Allen at (805) 564-5470, extension 2685, or by email at kAllen@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 Thursday, March 22, 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 **March 12, 2012**.C. Consent Calendar: **March 19, 2012; and March 26, 2012.**

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

FINAL REVIEW**1. 521 SANTA BARBARA ST****C-M Zone****(3:10)**

Assessor's Parcel Number: 031-201-009
 Application Number: MST2010-00280
 Owner: Reh Property, LLC
 Architect: Jeff Shelton
 Contractor: Dan Upton Construction, Inc.
 Agent: Jason Yardi

(Proposal for a new two-story, 751 square foot studio residence with an attached one-car garage on a 1,611 square foot parcel. The proposal is 35% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer approval for zoning modifications (Resolution No. 060-10).)

(Final Approval is requested. Project Design Approval was granted on September 26, 2011. Compliance with Tier 2 SWMP is required prior to granting Final Approval.)

FINAL REVIEW**2. 2105 ANACAPA ST****E-1 Zone**

(3:35) Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews Revocable Trust
Architect: Britt Jewett

(Proposal for the partial demolition of an existing 1,752 square foot single-family residence and detached 340 square foot garage, and additions resulting in a new 4,137 square foot two-story single-family residence including an attached two-car garage and basement, located on a 9,372 square foot lot in the Mission Area Special Design District. The project includes a total of 162 cubic yards of grading (142 cubic yards beneath the building footprint and 20 cubic yards elsewhere on the site). The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09). The proposed total of 3,436 square feet, which includes a 50% reduction of the basement square footage area, is 97% of the maximum required 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 Storm Water Management Program (SWMP) prior to granting Final Approval.)

PROJECT DESIGN REVIEW**3. 1790 SYCAMORE CANYON RD****A-1 Zone**

(4:00) 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, interior remodel, the conversion of the existing 594 square foot attic to a habitable third story floor area, and approximately 244 square feet of new additions to an existing single-family residence. Approximately 300 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 a new 498 square foot two-car garage. The proposal will result in an approximately 3,156 square foot three-story single-family residence on a 34,308 square foot lot and is 65% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2010-00361.)

(Project Design Approval is requested. The project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on March 12, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 18 S VOLUNTARIO ST****R-2 Zone****(4:30)**

Assessor's Parcel Number: 017-172-006
Application Number: MST2012-00098
Owner: Susan Arcidiacono
Designer: Urbe & Orbe Enterprises
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 791 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and two second-floor decks totaling 128 square feet. The proposed total of approximately 2,400 square feet is 78% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

CONSENT CALENDAR – SEE SEPARATE AGENDA