



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD AGENDA

**Please note: A 2:00 p.m. site visit will be conducted at 940 Alston Road**

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, April 9, 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  
     MICHELLE BEDARD, Planning Technician  
     KATHLEEN GOO, 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	<u>Master Application &amp; Submittal Fee</u> - (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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](http://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](mailto: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 April 05, 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](http://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](http://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 26, 2012**.
- C. Consent Calendar: **April 2, 2012**; and **April 9, 2012**
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 940 ALSTON RD****A-2 Zone**

**(3:15)** Assessor's Parcel Number: 015-173-028  
 Application Number: MST2012-00007  
 Owner: American Riviera Bank  
 Designer: Nils Holroyd

(Proposal to construct a new 3,750 square foot two-story single-family residence, and an attached 750 square foot three-car garage located on a vacant 1.72 net acre lot in the Hillside Design District. A total of 1,220 cubic yards of onsite cut and fill grading is proposed, which involves 800 cubic yards beneath the main building footprint and 420 cubic yards elsewhere on site. 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 4,500 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No. 012-85.)

**(Project Design Approval is requested. The project received a Substantial Conformance Determination for compliance with Planning Commission Resolution No. 012-85. The project requires compliance with Tier 3 Storm Water Management Program prior to obtaining Final Approval. The project was last reviewed by SFDB on January 30, 2012.)**

**PROJECT DESIGN REVIEW****2. 1202 SHORELINE DR****E-3/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 045-214-011  
 Application Number: MST2011-00114  
 Owner: Donna B. Sheppel, Trustee  
 Architect: Tom Ochsner

(Proposal for a complete façade remodel and the construction of a 340 square foot first-floor addition, and a 560 square foot second-story addition to an existing one-story, 990 square foot, single-family residence with an attached 530 square foot two-car garage. The proposal includes the demolition of the existing 530 square foot garage and construction of a new attached 400 square foot two-car garage. The proposal will result in a 2,290 square foot, two-story, single family residence, located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone, and is 85% of the maximum required floor-to-lot-area ratio. The project includes Planning Commission review for a Coastal Development Permit and requested zoning modifications.)

**(Project Design and Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 002-12. The project was last reviewed by SFDB on April 11, 2011.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 732 BOND AVE****C-2 Zone**

**(4:30)** Assessor's Parcel Number: 031-232-007  
 Application Number: MST2012-00104  
 Owner: Allen and Jeanette Arnold

(Proposal for "as-built" removal of a two-car garage, replacement of the garage with two uncovered parking spaces, addition of a 50 square foot utility room and exterior alterations to an existing 543 square foot residence. The proposal will result in a 593 square foot residence located on a 5,250 square foot lot and is 24% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2011-00637.)

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

**FINAL REVIEW****4. 3439 CAMPANIL DR****A-1 Zone**

**(5:00)** Assessor's Parcel Number: 047-101-011  
 Application Number: MST2011-00416  
 Owner: Klinkon Family Trust  
 Architect: Dennis Thompson

(Proposal to construct a 310 square foot one-story addition to an existing 5,873 square foot, two-story single-family residence located on a 44,431 square foot lot in the Hillside Design District. The existing residence includes a 1,896 square foot basement, third-story loft, and an attached 582 square foot garage. The project includes a net 99 square foot addition to an existing 415 square foot deck. A 371 square foot accessory structure exists on site and is proposed to remain. The revised proposal results in a total of 6,554 square feet and is 131% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project Design Approval was granted on February 27, 2012.)**

**SFDB-CONCEPT REVIEW (CONT.)****5. 218 SAN CLEMENTE****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 045-152-018  
Application Number: MST2012-00038  
Owner: Lennart and Barbara Colombana, Trustees  
Designer: Carlos Grano

(Proposal for demolition of an existing one-story, 1,013 square foot single-family residence, including an attached 231 square foot one-car garage, and construction of a new two-story 1,817 square foot, single-family residence constructed within the footprint of the existing residence. The proposal includes construction of a new 424 square foot detached two-car garage. The proposed total of 2,241 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 83% of the maximum required floor-to-lot area ratio (FAR).)

**(Second concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed by SFDB on February 27, 2012.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**