



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, August 27, 2012 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
- 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 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 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 4:30 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, August 23, 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 **Tuesday, August 21, 2012**.
- C. Consent Calendar: **August 27, 2012**; (Last Monday's August 20, 2012 Consent was ratified at Tuesday's August 21st meeting).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 909 CALLE CORTITA****E-1 Zone****(3:10)**

Assessor's Parcel Number: 041-176-015

Application Number: MST2011-00353

Owner: George and Deanna Gregg Living Trust

(Revised proposal for 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The 999 square foot addition involves a new 519 square foot addition to the existing second-level, and a new 480 square foot grade level addition. A total of 290 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 99% of the maximum required floor-to-lot area ratio (FAR). The project received Planning Commission approval for a floor area modification on August 9, 2012 (Resolution No. 012-12).)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 012-12. The project was last reviewed by SFDB on February 27, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 415 ALAN RD****A-1/SD-3 Zone**

(3:40) Assessor's Parcel Number: 047-091-024
Application Number: MST2012-00268
Owner: Seybold 1997 Trust
Architect: Christine Pierron

(Proposal for a 39 square foot addition and conversion of an existing 221 square foot accessory building into a new 260 square foot one-car garage, and construction of a new attached 496 square foot accessory building, located on a proposed 45,056 square foot lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal also includes a new patio and a new 42-inch in height retaining wall. There is an existing 3,372 square foot, two-story, single-family residence with an attached two-car garage to remain. The project requires Staff Hearing Officer review for a requested zoning modification. A two-lot subdivision, resulting in a 45,056 square foot lot and a 14,601 square foot lot, has been approved for this site and is awaiting approval from the California Coastal Commission. The proposed total development of 4,128 square feet is 82% of the maximum guideline floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 123 E PEDREGOSA ST****E-1 Zone**

(4:15) Assessor's Parcel Number: 025-381-013
Application Number: MST2012-00081
Owner: Braulio Jimenez
Architect: Jose Luis Esparza

(Proposal for a total of 660 square feet of one- and two-story additions to an existing one-story, 958 square foot, single-family residence, with an existing detached 183 square foot one-car garage. The proposed total of 660 square feet of additions includes a 367 square foot new two-story addition, and 293 square feet of one-story additions. The proposal will result in a 1,801 square foot two-story single-family residence with an attached 183 square foot one-car garage. The proposed total of 1,801 square feet, located on an 8,326 square foot lot, is 55% of the maximum required floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment and Staff Hearing officer review of a requested zoning modification.)

IN-PROGRESS REVIEW**4. 1131 LAS ALTURAS RD****A-1 Zone**

(4:50) Assessor's Parcel Number: 019-113-030
Application Number: MST2012-00164
Owner: Charles Rudd Jr.
Architect: Paul Zink

(Proposal to construct a new 4,030 square foot three story, single-family residence, including a basement, and an attached 470 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

(Project received a Project Design Approval on June 4, 2012. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 20 LAS ALTURAS CIR****A-1 Zone**

(5:20) Assessor's Parcel Number: 019-122-001
Application Number: MST2012-00270
Owner: Charles Rudd and Inken Gerlach
Architect: Paul Zink

(Proposal to construct a new 3,710 square foot three-level, single-family residence with an attached 475 square foot garage located on a 19,718 square foot lot in the Hillside Design District. The previous 3,475 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new site walls, an existing pool to remain, new pool decking, removal and replacement of an existing 32 inch diameter trunk, Redwood tree with three Oak trees, and proposed grading of 100 cubic yards of cut, 70 cubic yards of fill and 30 cubic yards of export. The proposed total of 4,185 square feet of development is 94% of the maximum guideline floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications and a Public Works encroachment permit.)

(Comments only; project requires environmental assessment, Staff Hearing Officer review for requested zoning modifications, and a Public Works encroachment permit for work in the public right-of-way.)

CONSENT CALENDAR – SEE SEPARATE AGENDA