



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, October 8, 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

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</u> plans are required at the <u>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 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 Wednesday, October 3, 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 **September 24, 2012**.
- C. Consent Calendar: **October 1, 2012**; and **October 8, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1533 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-182-014
 Application Number: MST2012-00046
 Owner: Anina Davenport Revocable Trust
 Architect: James Zimmerman

(This project has been revised to reduce the overall second-story addition by 283 square feet, reducing the FAR from 85% to 79%, and elimination of the 700 square foot "as-built" bluff-side, circular tiled patio. The revised proposal involves the construction of a 946 square foot, second-story addition to an existing 2,419 square foot residence with an attached two-car garage. The project also includes a major façade remodel, a 92 square foot one-story addition and interior remodel. The proposed total of 3,457 square feet, located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit and requested modifications. The proposal will address the violations in ZIR 2011-00381.)

(Second Concept Review. Comments only; the project requires environmental assessment and Planning Commission review for a Coastal Development Permit and zoning modifications. The project received a concept review by SFDB on February 27, 2012, and by the Planning Commission on September 6, 2012.)

REVIEW AFTER FINAL**2. 1702 LA VISTA DEL OCEANO DR****E-1 Zone**

(3:45) Assessor's Parcel Number: 035-180-009
 Application Number: MST2005-00020
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates

(Proposal for revisions to the previously approved project to include enclosing a 400 square foot covered porch into a new family room, adding a new fire place and chimney, adding four new high windows and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story, single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposals results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM**3. 1835 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

(4:15) Assessor's Parcel Number: 045-100-018
 Application Number: MST2012-00289
 Owner: Rafael and Linda Franco, Trustees

(Proposal to enclose the existing 231 square foot second level deck above the two-car garage to a bedroom, on an existing two-story, 2,530 square foot, single-family residence. The proposed total of 2,761 square feet, located on an 8,682 square foot lot in the appealable jurisdiction of the Coastal Zone, is 82% of the required floor-to-lot area ratio (FAR).)

(The project was referred to the Full Board from Consent review. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 920 CAMINO VIEJO RD****A-2 Zone**

(4:45) Assessor's Parcel Number: 015-060-047
 Application Number: MST2012-00364
 Owner: Marc and Mara Dworsky Living Trust
 Architect: Bildsten & Sherwin Design Studio

(Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot study/art studio with a half bath, and a 320 square foot storage area. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

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

FINAL REVIEW**5. 1482 LOU DILLON****A-2 Zone**

(5:15) Assessor's Parcel Number: 015-202-048
 Application Number: MST2012-00003
 Owner: Terence & Angela Becerra
 Architect: Eisenbeiz Design Studio
 Landscape Architect: Sam Maphis

(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, and removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 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.)

(Final Approval is requested. Project received Project Design Approval on February 27, 2012.)

SFDB-CONCEPT REVIEW (CONT.)**6. 20 CAMINO VERDE****A-1 Zone**

(5:45) Assessor's Parcel Number: 019-282-027
 Application Number: MST2012-00283
 Applicant: Jim Doub
 Owner: Rory Rye/Jim Doub
 Architect: Edwards Pitman Architects AIA

(Proposal to construct a new single-family residence to replace one destroyed in the Tea Fire. The proposal includes the construction of a 5,025 square foot, two-story residence and an attached 547 square foot two-car garage for a total of 5,572 square feet. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,572 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 108% of the guideline floor-to-lot-area ratio (FAR).)

(Comments only; project requires environmental assessment and zoning compliance.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2224 GIBRALTAR RD****A-1 Zone**

(6:20) Assessor's Parcel Number: 021-180-004
 Application Number: MST2012-00187
 Owner: Allison Armour
 Architect: Blackbird Architects

(Proposal to convert the existing 575 square foot two-car garage into a residential office and art room, and construct a new 480 square foot ,attached two-car garage for an existing 3,714 square foot, two-story single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Comments only; project requires environmental assessment and Planning Commission review.)

CONSENT CALENDAR – SEE SEPARATE AGENDA