



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, December 17, 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	<p>Master Application & Submittal Fee - (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</u> plans are required at the <u>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 4:30 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, December 13, 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 **December 3, 2012**.
- C. Consent Calendar: **December 10, 2012**; and **December 17, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 2296 LAS TUNAS RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-072-015

Application Number: MST2012-00314

Owner: Daniel H. Johnston

(Proposal for alterations and additions to an existing 2,308 square foot one-story single-family residence, located on a 35,699 square foot lot in the Hillside Design District. The alterations include the demolition of an existing 479 square foot two-car garage, construction of a new 750 square foot partial subterranean three-car garage, and a total of 700 square foot of residential additions, including a 394 square foot den, a 170 square foot bedroom addition, and a 136 square foot cellar. The proposal includes a new clerestory element above the living room, replacement of windows and doors, and replacement of the exterior stucco. The following site alterations include replacement of the existing pool and decks, construction of a new 42-inch tall stone wall, a new 6-foot tall wall, driveway gate and columns, and new site retaining walls. The existing driveway will be redesigned with two levels to provide access to the new subterranean garage and proposed uncovered parking spaces at grade. A total of 554 cubic yards of cut and fill grading is proposed, including 277 cubic yards of cut under the building footprint, 40 cubic yards of fill outside the building footprint, and 237 cubic yards of export. The proposed total of 3,758 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on November 5, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

FINAL REVIEW**2. 1122 CORTO CAMINO ONTARE****A-1 Zone**

(3:35) Assessor's Parcel Number: 055-160-030
Application Number: MST2012-00278
Owner: Curhan 1992 Trust
Architect: Pacific Architects, Inc.

(Proposal to construct a new 3,481 square foot two story, single-family residence with an attached 749 square foot three-car garage located on a 2.85 acre lot in the Hillside Design District. The previous two-story residence was destroyed by fire. The proposal includes a 113 square foot upper floor deck, a new patio with barbeque area, new fire pit, and Jacuzzi. A total of 198 cubic yards of site grading is proposed. The existing ground mounted solar panel system, the existing swimming pool and associated pool equipment is proposed to remain. The proposed total of 4,230 square feet of development is 70% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 21, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1210 OLIVE ST****R-3 Zone**

(4:05) Assessor's Parcel Number: 029-141-016
Application Number: MST2012-00468
Owner: Geoffrey Rockwell
Applicant: Catherine Dunbar

(Concept review for proposed 'as-built' additions and alterations to an existing 1,257 square foot, two-story, single-family residence located on a 3,266 square foot parcel. The proposed alterations include an approximate 126 square foot first level addition and 107 square feet of second level additions. Site alterations include 'as-built' deck additions and alterations, an 'as-built' 8-foot high wall along the front property line, and the demolition of an 'as-built' 64 square foot storage shed. The proposal includes Staff Hearing Officer review for requested zoning modifications. The project is 68% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2012-00824 and ENF2012-00954.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 832 DOLORES DR****E-1 Zone**

(4:35) Assessor's Parcel Number: 035-033-009
Application Number: MST2012-00456
Owner: Patrick E. Freudenthal
Designer: Y.S. Kim

(Proposal for a new 424 square foot two-story addition and 300 square feet of one-story additions to an existing one-story 1,989 square foot single-family residence, located on a 13,000 net square foot lot in the Hillside Design District. The proposal includes an entry remodel, an interior kitchen remodel, converting the 'as-built' attached garage back to a den, a new 178 square foot upper level deck and exterior stairs, and reducing the hedges and 'as-built' 7-foot tall wall to the maximum allowed 3.5 feet in height. Parking will be provided by the existing detached 507 square foot two-car garage. The proposed 3,220 square feet total is 79% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2012-00501.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1101 DE LA VINA ST****C-2 Zone**

(5:05) Assessor's Parcel Number: 039-221-016
 Application Number: MST2012-00463
 Owner: Ryan McFadden
 Architect: Dylan Chappell

(Proposal to permit the 'as-built' demolition of the original covered parking and provide two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. The proposal includes a new 105 square foot storage shed and the addition of one new window on the north elevation. The 6,572 square foot lot is currently developed with an existing one-story, 1,520 square foot, single-family residence and is 54% of the guideline floor-to-lot area ratio. The proposal will address violations identified in ZIR2012-00507.)

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

FINAL REVIEW**6. 1233 MISSION RIDGE RD****E-1 Zone**

(5:30) Assessor's Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 1998 Trust
 Architect: Lloyd Malar
 Architect: Mark Shields

(This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. A total of 308 cubic yards of onsite grading is proposed. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.)

(Final Approval is requested. Project Design Approval was granted on April 25, 2011. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

(The project was approved by the Staff Hearing Officer on January 26, 2011 (Resolution No. 002-11), and approved by the Planning Commission on appeal on March 10, 2011 (Resolution No. 005-11).)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 6:00 P.M., AND RECOVENE AT 6:20 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 1330 SAN JULIAN PL****E-3/SD-3 Zone**

(6:20) Assessor's Parcel Number: 045-143-008
 Application Number: MST2012-00408
 Owner: Janice and Robert Kopf 2001 Trust
 Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on December 3, 2012.)

PROJECT DESIGN REVIEW**8. 1533 SHORELINE DR****E-3/SD-3 Zone**

(6:45) 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 received Planning Commission approval for a Coastal Development Permit and zoning modifications (Resolution No. 018-12). The proposal will address the violations in ZIR2011-00381.)

(Project Design Approval is requested. The project requires compliance with Planning Commission Resolution No. 018-12. The project was last reviewed by SFDB on October 8, 2012.)

CONCEPT REVIEW - NEW ITEM**9. 1047 ARBOLADO RD****E-1 Zone**

(7:15) Assessor's Parcel Number: 019-241-011
 Application Number: MST2012-00345
 Owner: Hodson 2000 Family Trust
 Designer: Douglas Reed

(Proposal for a new 366 square foot two-story addition and a 146 square foot basement addition to an existing 1,424 square foot two-story residence and a detached 477 square foot two-car garage. The proposal includes minor façade alterations, a new exterior spiral stair case, and 100 cubic yards of grading. The existing oak tree and site walls will remain. The proposed total of 2,047 square feet, includes a basement reduction, and is 52% of the maximum required floor-to-lot area ratio (FAR).)

(The project was postponed two weeks from the December 3, 2012, hearing. Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 3232 CAMPANIL DR****A-1 Zone****(7:45)**

Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction

(Proposal to demolish the existing 3,587 square foot single-family residence, the two-car garage, and all other associated existing site improvements, and construct a new 5,038 square foot, two-story, single-family residence with an attached 944 s.f. three-car garage. The proposal includes a total of 4,073 cubic yards of grading, including 2,966 cubic yards of cut under the main building footprint, and 1,101 cubic yards of cut, fill, and recompaction grading elsewhere on-site. The proposal includes 784 square feet of uncovered upper level decks, and 937 square feet of covered upper level decks, a new pool and spa, and site retaining walls. The proposed single-family residence will result in a built total of 5,982 square feet. The project includes a 50% reduction of the basement square footage area and is 104% of the guideline floor-to-lot area ratio (FAR).)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA