



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, April 8, 2013 **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
 ROSA ROGERS O'REILLY, 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 <u>time of submittal & each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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 and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@SantaBarbaraCA.gov. 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. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the SFDB Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the SFDB at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make an informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Single Family Design Board General Design Guidelines and Meeting Procedures (SFDB Guidelines). The specific SFDB Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the SFDB Guidelines.

- 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. (3.2.2)
- 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 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. (3.2.4)
- 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. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.69.090, 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. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines. 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 Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)

- **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, ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. See SFDB Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

1. On April 04, 2013, 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 25, 2013**.
- C. Consent Calendar: **April 2, 2013** and **April 8, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**1. DISCUSSION ON THE URBAN FOREST MANAGEMENT PLAN PROJECT**

(3:10) Jill Zachary, Assistant Parks & Recreation Director

PROJECT DESIGN REVIEW**2. 32 E ISLAY ST****E-1 Zone**

(3:30) Assessor's Parcel Number: 027-102-005
Application Number: MST2012-00440
Owner: Arthur Denk
Architect: Paul Zink

(Proposal to construct a 236 square foot one-story addition and a new 431 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 311 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,448 square feet, located on a 6,080 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 013-13. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed by SFDB on January 28, 2013.)

PROJECT DESIGN REVIEW**3. 104 ONTARE HILLS LN****A-1 Zone**

(4:05) Assessor's Parcel Number: 055-160-055
Application Number: MST2013-00011
Owner: Paschke Family Revocable Trust
Architect: Paul Zink

(This is a revised/reduced proposal to construct a new 3,250 square foot single-story single-family residence with an attached 680 square foot three-car garage located on a vacant lot in the Hillside Design District. The proposal includes a five- and eight-foot tall wood fences, and a six-foot stucco garden wall. The proposed total of 3,930 square feet, located on a one-acre lot, is 79% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed on March 11, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 448 ALAN RD****E-3/SD-3 Zone****(4:35)**

Assessor's Parcel Number: 047-072-007
 Application Number: MST2013-00062
 Owner: Merrill Family Living Trust
 Architect: Kurt Magness
 Engineer: Dale Weber
 Applicant: Michael Merrill

(Proposal to demolish an existing one-story 1,529 square foot single-family residence and 329 square foot detached carport and construct a new one-story 1,645 square foot single-family residence and an attached 434 square foot two-car garage. The proposal involves 830 cubic yards of grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 745 DOLORES DR****E-1 Zone****(5:20)**

Assessor's Parcel Number: 035-103-011
 Application Number: MST2012-00498
 Designer: Russell Banko Design & Construction
 Owner: Kenneth & Laura Haney

(Proposal to construct a new 1,153 square foot second-story addition to an existing 1,256 square foot one-story single-family residence, and an existing 409 square foot attached two-car garage, located on a 9,409 square foot parcel in the Hillside Design District. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material with a new composition shingle roof, and replacement of the existing concrete driveway with pavers. The proposed total of 2,818 square feet is 80% of the required floor-to-lot area ratio (FAR).)

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

****SCHEDULED RECESS FROM 6:00 p.m. to 6:20 p.m.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 758 JUANITA AVE****E-1 Zone**

(6:20) Assessor's Parcel Number: 035-073-010
Application Number: MST2013-00103
Owner: Hubbard Living Trust
Designer: Eric Swenumson

(Proposal to construct a new 767 square foot one-story addition and a 700 square foot two-story addition to an existing one-story 1,145 square foot single-family residence with an attached 406 square foot two-car garage. The proposed total of 3,018 square feet, located on a 13,242 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2425 CALLE ANDALUCIA****E-1 Zone**

(7:00) Assessor's Parcel Number: 041-423-003
Application Number: MST2013-00113
Owner: Blum Joseph/Martha
Architect: James Zimmerman

(Proposal to construct a new 397 square foot second-story addition to an existing 1,992 single-family residence, including an attached 425 square foot two-car garage. The proposal includes a new 268 square foot second story deck. The proposed total of 2,389 square feet, located on a 10,019 square foot lot in the Hillside Design District, is 64% of the maximum floor-to-lot-area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

CONSENT CALENDAR – SEE SEPARATE AGENDA