



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, July 1, 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	<p><u>Master Application & Submittal Fee</u> - (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 plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</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 and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 June 27, 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 **June 17, 2013**.
- C. Consent Calendar of **June 24, 2013**, and **July 1, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW

1. 1110 ALAMEDA PADRE SERRA

E-1 Zone

(3:10) Assessor's Parcel Number: 019-242-022
Application Number: MST2011-00282
Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing, 1,791 square foot, single-family residence, located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the 'as-built' conversion of the carport to a 420 square foot, two-car, garage, provide a new uncovered on-site guest parking space, replace the existing concrete driveway with a new permeable driveway, revise the existing front entry with new porch, steps, and pathway, demolish the existing 'as-built' site retaining walls and construct a series of new engineered site retaining walls, a new driveway gate, and a new wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading. A Public Works encroachment permit is being pursued for the replacement of an 'as-built' retaining wall located within the public right-of-way.)

(Project Design Approval requested. The project was last reviewed on September 24, 2012.)

PROJECT DESIGN REVIEW**2. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

(3:40) Assessor's Parcel Number: 047-082-012
Application Number: MST2012-00135
Owner: Jacques Habra
Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing, detached, 393 square foot, two-car garage, located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,566 square feet of one- and two-story additions, a new 449 square foot basement addition, demolition of the existing 393 square foot garage to be replaced with the construction of a new, 451 square foot, two-car garage. A new, 264 square foot, one-car carport, and an 'as-built' approximately 1,072 square foot deck is also proposed. The project includes 240 cubic yards of cut, 180 cubic yards of fill, and 160 cubic yards of export. The proposed total of 3,826 square feet, includes a 100% basement floor area reduction, is 87% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a requested Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 008-13. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed by SFDB on August 21, 2012.)

PROJECT DESIGN REVIEW**3. 1123 MANITOU RD****R-1 Zone**

(4:10) Assessor's Parcel Number: 041-010-035
Application Number: MST2013-00197
Owner: Brad Vernon
Designer: Jason Grant

(Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. the proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

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

PROJECT DESIGN REVIEW**4. 213 LOYOLA DR****E-3/SD-3 Zone**

(4:30) Assessor's Parcel Number: 045-125-006
Application Number: MST2013-00214
Owner: Fergusson, Tara Anne
Applicant: Adele Goggia
Architect: Harrison Design Associates

(Proposal to construct a new, 662 square foot, two-story, addition to an existing 1,583 square foot, one-story, single-family residence with an attached, 503 square foot, two-car, garage, located on a 8,136 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes a new 234 square foot second level deck. The proposed total of 2,748 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed on June 17, 2013. The project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 828 SUMMIT RD****A-2 Zone**

(4:50) Assessor's Parcel Number: 015-172-023
Application Number: MST2013-00252
Owner: Maricel Hines
Architect: Jose Luis Esparza

(Proposal for a façade remodel, construction of a new, 1,557 square foot, one-story addition, and a new, 116 square foot, two-story addition, to an existing 1,388 square foot, two-story, single-family residence, located on a 40,510 square foot lot in the Hillside Design District. The proposal includes a new, 498 square foot, one-story, accessory building, a new, 232 square foot, roof-top deck, a new, 116 square foot, second-level deck, and demolition of 141 square feet of the existing 633 square foot main-level deck. A total of 532 cubic yards of site grading is proposed. The proposed total of 4,145 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2013-00164 and ZIR2013-00083.)

(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.)

FINAL REVIEW**6. 32 E ISLAY ST****E-1 Zone**

(5:20) Assessor's Parcel Number: 027-102-005
Application Number: MST2012-00440
Owner: Arthur Denk
Architect: Paul Zink

(Proposal to construct a 217 square foot, one-story, addition and a new 405 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, 317 square foot, one-car garage. A new 45 square foot second-floor balcony is proposed. The proposal includes two new trees in the rear yard; a new, 76-linear foot, 8-foot tall, wood fence along the rear property line; the existing hedge, located along the rear and side property line, is to be maintained. The proposed total of 2,409 square feet, located on a 6,080 square foot lot, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Final Approval is requested. Project Design Approval was granted at the last review on April 8, 2013.)

CONSENT CALENDAR – SEE SEPARATE AGENDA