



City of Santa Barbara

Planning Division

2:00 p.m. – Organized Board Site Visit to 745 Dolores Drive

SINGLE FAMILY DESIGN BOARD AGENDA

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

Monday, July 15, 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 July 11, 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 **July 1, 2013**.
- C. Consent Calendar of **July 8, 2013**, and **July 15, 2013**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW

1. 1676 FRANCESCHI RD

A-1 Zone

(3:10) Assessor's Parcel Number: 019-102-004
 Application Number: MST2012-00493
 Owner: B & B SB Trust
 Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new, 6,330 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 602 cubic yards of site grading is proposed, which includes 241 cubic yards of grading within the proposed building footprint and 361 cubic yards of grading outside the building footprint. The project is 114% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing Officer review of requested zoning modifications.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 029-13. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to Final Approval. The project was last reviewed by SFDB on March 25, 2013.)

SFDB-CONCEPT REVIEW (CONT.)**2. 822 SOLEDAD AVE****R-1 Zone**

(3:35) Assessor's Parcel Number: 031-060-028
 Application Number: MST2013-00249
 Owner: Shelley Hurst
 Agent: Charles Travis

(Proposal to construct a new, 792 square foot, one-story, addition to an existing, 1,466 square foot, one-story, single-family residence, and a new, 212 square foot, covered porch. The proposal includes the demolition of an existing storage shed and one-car garage and construction of a new, detached, 400 square foot, two-car garage. The proposed total of 2,658 square feet, located on a 13,915 square foot lot, is 63% of the maximum floor-to-lot area ratio (FAR).)

(Referred from Consent. Project Design and Final Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed on July 1, 2013.)

SFDB-CONCEPT REVIEW (CONT.)**3. 828 SUMMIT RD****A-2 Zone**

(4:05) 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.)

(Second 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. The project was last reviewed on July 1, 2013.)

SFDB-CONCEPT REVIEW (CONT.)

*****2:00 p.m. – Organized Board Site Visit to 745 Dolores Dr.*****

4. 745 DOLORES DR**E-1 Zone**

(4:35) 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, 758 square foot, two-story addition, and a new, 243 square foot, one-story addition, to an existing 1,674 square foot one-story single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR).)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on June 17, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1727 SANTA BARBARA ST****E-1 Zone****(5:00)**

Assessor's Parcel Number: 027-111-017
 Application Number: MST2013-00276
 Owner: Peter & Dorian Hirth
 Engineer: Windward Engineering
 Applicant: Ken Windward

(This is a revised proposal to construct a new, two-story, 3,007 square foot, single-family residence, with a detached, 452 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,459 square feet is 92% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25-feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style and a net reduction of 272 square feet. The proposal includes the removal of approximately seven Pittosporum trees and one existing cedar tree.)

(Action may be taken if sufficient information is provided. The previous project was approved by SFDB on February 19, 2008.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3627 CAMPANIL DR****A-1 Zone****(5:35)**

Assessor's Parcel Number: 047-101-003
 Application Number: MST2013-00271
 Owner: Burke Living Trust
 Architect: Zehren And Associates

(Proposal for an interior remodel and one-story addition to an existing, 2,204 square foot, one-story, single family residence, with an attached, 632 square foot, three-car garage, located on a 1.29 acre lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal includes construction of 780 square feet of new, one-story, additions and to convert 146 square feet of the existing three-car garage into a habitable residential addition thereby converting the existing three-car garage into a new, 486 square foot, two-car garage. The proposal includes replacement of the existing roof, new site improvements and new uncovered guest parking spaces. The proposed total of 3,740 square feet is 73% of the guideline floor-to-lot area ratio (FAR).)

(Concept Review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

CONSENT CALENDAR – SEE SEPARATE AGENDA