



City of Santa Barbara

Planning Division

2:00 p.m. – Organized Site Visit to 1128 Harbor Hills Lane
 Note Tuesday meeting date due to the Monday holiday.

SINGLE FAMILY DESIGN BOARD

AGENDA

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

TUESDAY, January 3, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 GLEN DEISLER, CHAIR
 DENISE WOOLERY, VICE-CHAIR
 BERNI BERNSTEIN
 BRIAN MILLER
 FRED SWEENEY
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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 4:00 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 15, 2011, 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 5, 2011.
- C. Consent Calendar: December 12, 2011 and January 3, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)*****2:00 p.m. – Organized Site Visit to 1128 Harbor Hills Lane*******1. 1128 HARBOR HILLS LN****E-1 Zone**

(3:15) Assessor's Parcel Number: 035-314-010
 Application Number: MST2011-00389
 Owner: Bruce R. Anderson
 Applicant: Mark Morando

(Proposal to permit the following "as-built" construction: reconstruction of the front entryway; new retaining walls; stairs; split-level patio with an 857 square foot deck with a fire pit, barbeque and counter on the lower level and a 229 square foot deck on the upper level. A two-story, 3,151 square foot residence and 527 square foot attached garage currently exist on the 29,259 square foot site in the Hillside Design District. No additional square footage is proposed. The project includes the demolition of the "as-built" pergola and storage shed. The proposal addresses violations listed in ENF2011-00344. 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 on November 7, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1607 SHORELINE DR****E-3/SD-3 Zone**

(3:45) Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot, first-floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 500 square foot roof deck. Also proposed is an exterior stairwell, rooftop fireplace and pergola, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line (not to exceed 42 inches in height). The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor-to-lot area ratio. Planning Commission approval is requested for a Coastal Development Permit.)

(Fourth Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed on January 31, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**3. 3439 CAMPANIL DR****A-1 Zone**

(4:15) Assessor's Parcel Number: 047-101-011
Application Number: MST2011-00416
Owner: Klinkon Family Trust
Architect: Dennis Thompson

(Revised project for a reduced concept proposal to construct a 310 square foot, one-story addition (rather than the previously proposed 1,139 square foot addition) to an existing 5,873 square foot two-story single-family residence located on a 44,431 square foot lot in the Hillside Design District. The existing residence includes a 1,896 square foot basement, third-story loft, and an attached 582 square foot garage. The project includes a net 99 square foot addition to an existing 415 square foot deck. A 371 square foot accessory structure exists on site and is proposed to remain. The revised proposal results in a total of 6,554 square feet and is 131% of the maximum guideline floor-to-lot area ratio (FAR).)

(Second concept review. Revised concept proposal. Comments only. The project was last reviewed on November 21, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1121 WALNUT AVE****R-3 Zone**

(4:45) Assessor's Parcel Number: 039-202-006
Application Number: MST2011-00409
Owner: Alamar II, LLC
Architect: Murphy & Associates Architects
Applicant: Dario Pini

(Proposal to demolish the existing 770 square foot one-story single-family residence and construct a new 1,485 square foot two-story single-family residence. The proposal includes a new 5-foot tall wood fence in the front yard. Parking will be provided by the existing non-conforming detached 220 square foot one-car garage proposed to remain and one new uncovered parking space. The proposed total of 1,705 square feet on a 6,750 square foot lot is 60% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

(Second concept review. Comments only; project requires Environmental Assessment. The project was last reviewed on December 5, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA