



# 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, May 7, 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:** ADDISON THOMPSON

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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](mailto: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, May 3, 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](http://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](http://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 April 23, 2012.
- C. Consent Calendar of April 30 and May 7, 2012.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**DISCUSSION ITEMS:**A. **PROPOSED FINANCIAL PLAN**

(3:10) Overview of the proposed Financial Plan for Fiscal Year 2013 with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Wednesday May 16, 2012. Staff: Bettie Weiss, City Planner

B. **FPPC CONFLICT OF INTEREST**

(3:20) City Attorney presentation on FPPC Conflict of Interest Rules Applicable to Design Board Members. Presenter: Steve Wiley, City Attorney

**REVIEW AFTER FINAL****1. 22 NICHOLAS LN****E-1 Zone**

**(3:50)** Assessor's Parcel Number: 015-033-002  
Application Number: MST2011-00063  
Owner: Brian and Robin Kopeikin  
Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6-inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

**(Review After Final for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1837 1/2 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 045-100-065  
Application Number: MST2002-00214  
Owner: Herbert Barthels, Trustee  
Agent: Brent Daniels  
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 1,505 square foot single-family residence with an attached 429 square foot, two-car garage located on a 23,885 square foot vacant bluff-top lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. The proposed total of 1,934 square feet is 41% of the guideline floor-to-area ratio [FAR]. Project requires Planning Commission review for a Coastal Development Permit.)

**(Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 454 LAS ALTURAS RD****E-1 Zone**

**(5:15)** Assessor's Parcel Number: 019-282-012  
Application Number: MST2012-00133  
Owner: Fred and Maija Wolf Trustees  
Architect: Jason Grant

(Proposal for a 420 square foot one-story and 420 square foot two-story addition to an existing 1,528 square foot two-story single-family residence and 420 square foot attached two-car garage. The proposed total of 2,788 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 83% of the maximum required floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Second concept review. The project was last reviewed on April 23, 2012. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

**PROJECT DESIGN REVIEW****4. 1301 W MOUNTAIN DR****A-1 Zone**

**(5:45)** Assessor's Parcel Number: 021-050-038  
Application Number: MST2012-00005  
Owner: Donald L McCorkell, Jr.  
Architect: Blackbird Architects  
Engineer: Mike Gones

(Proposal to construct a new 5,941 square foot, two-story residence and an attached 729 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 720 square foot addition to an existing 510 square foot second residence and to construct a new 467 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5-acre project site is located in the Hillside Design District. The proposal is 78% of the guideline floor-to-lot area ratio [FAR]. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.)

**(Project Design Approval is requested. The project was last reviewed by SFDB on January 17, 2012. The project requires compliance with Staff Hearing Officer Resolution No. 012-12.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**