



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 21, 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

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 drawing)</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.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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. 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 4:30 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 17, 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.
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 **May 7, 2012**.C. Consent Calendar: **May 14, 2012; and May 21, 2012.**

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 2547 MEDCLIFF RD****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 041-362-016
 Application Number: MST2011-00151
 Owner: 2547 Medcliff, LLC
 Architect: Harrison Design
 Agent: Suzanne Elledge Planning and Permitting Services
 Designer: Margie Grace

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission Review of a Coastal Development Permit.)

(Review After Final continued for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last reviewed by SFDB on May 7, 2012.)

PROJECT DESIGN REVIEW**2. 433 E MICHELTORENA ST****R-3 Zone****(3:30)**

Assessor's Parcel Number: 027-252-027
Application Number: MST2011-00465
Owner: Matthew Bio and Matina Madrick
Architect: Blackbird Architects

(Proposal to construct a 416 square foot basement addition to an existing 928 square foot, two-story, single-family residence with a 184 square foot one-car garage located on a separate parcel. The proposal includes addition of new windows, and alterations and replacements to existing site walls. The proposed project will total 1,336 square feet, located on a 2,115 square foot lot in the Lower Riviera Special Design District. The proposal includes 23.5 cubic yards of cut and fill grading. The proposal is 61% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 014-12. The project was last reviewed by SFDB on January 17, 2012.)

REVIEW AFTER FINAL**3. 22 NICHOLAS LN****E-1 Zone****(4:00)**

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 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 continued from May 7, 2012, for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall.)

PROJECT DESIGN REVIEW**4. 30 CAMINO ALTO****A-1 Zone****(4:45)**

Assessor's Parcel Number: 019-130-028
Application Number: MST2011-00215
Owner: David Darren Long
Architect: Archart, Inc.

(Proposal to construct a new three-level 3,699 square foot residence, including a 518 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for a requested zoning modification. The proposed total of 3,699 square feet, located on a 23,091 square foot lot, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed by SFDB on June 20, 2011. The project requires compliance with Staff Hearing Officer Resolution No. 031-11. Compliance with the Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.

SFDB-CONCEPT REVIEW (CONT.)**5. 1131 LAS ALTURAS RD****A-1 Zone**

(5:25) Assessor's Parcel Number: 019-113-030
Application Number: MST2012-00164
Owner: Charles Rudd Jr.
Architect: Paul Zink

(Proposal to construct a new 4,659 square foot three story, single-family residence, including a basement, and an attached 445 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 5,104 square feet, which includes a 50% reduction of the basement square footage area, is 100% of the guideline floor-to-lot area ratio (FAR).)

(Project was referred from Consent level review on May 14, 2012. Comments only; project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 6:10 P.M., AND RECOVENE AT 6:30 P.M.**

CONCEPT REVIEW - NEW ITEM**6. 3505 LOS PINOS DR****E-3/SD-1/SD-2 Zone**

(6:30) Assessor's Parcel Number: 053-312-008
Application Number: MST2012-00161
Owner: Mary W. Shea Trust
Agent: Mark Morando

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by and referred from Consent on May 7, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1651 SYCAMORE CANYON RD****A-1 Zone****(7:00)**

Assessor's Parcel Number: 019-290-001

Application Number: MST2012-00169

Owner: Assad Mora

Architect: Peter Hunt

(Proposal for a new 2,490 square foot second-story addition to an existing 8,218 square foot two-story, single-family residence, including an existing 184 square foot attached accessory space, and 748 square feet of garages, provided by an attached two-car and one-car garage. An existing detached 148 square foot storage shed is proposed to remain. The proposed total of 10,856 square feet, located on a 24.68 acre parcel in the Hillside Design District, is 59% of the guideline floor-to-lot area ratio (FAR). A separate addition is currently in construction under building permit BLD2009-02063.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA