



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, June 4, 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 at the time of submittal & each time plans are revised.</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. 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 May 31, 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 21, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1706 LA VISTA DEL OCEANO LN****E-1 Zone****(3:10)**

Assessor's Parcel Number: 035-480-062

Application Number: MST2005-00021

(40 min)

Owner: Vista Oceano La Mesa Venture, LLC

Agent: Brent Daniels

Architect: Zehren and Associates

(Proposal for revisions to the previously approved project which result in a net addition of 370 square feet, and approximately 180 square foot second level deck addition. The original project, which is currently under construction, is a new 3,525 square foot two-story, single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet, and is 93% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1790 SYCAMORE CANYON RD****A-1 Zone**

(3:50) Assessor's Parcel Number: 013-163-018
Application Number: MST2011-00454
(30 min) Owner: Sycamore Heights, LLC
Designer: Rick Mendez Design C.D.S.

(Proposal involves fire damage repairs, interior remodel, the conversion of the existing 594 square foot attic to a habitable third story floor area, and approximately 244 square feet of new additions to an existing single-family residence. Approximately 300 square feet of the existing 565 square foot attached garage will be converted to floor area. The parking will be provided by an attached one-car garage and a new 498 square foot two-car garage. The proposal will result in an approximately 3,156 square foot three-story single-family residence on a 34,308 square foot lot and is 65% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2010-00361.)

(Fourth Concept Review; Project Design Approval is requested. The project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on March 26, 2012.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1131 LAS ALTURAS RD****A-1 Zone**

(4:20) Assessor's Parcel Number: 019-113-030
Application Number: MST2012-00164
(35 min) Owner: Charles Rudd Jr.
Architect: Paul Zink

(Proposal to construct a new 4,030 square foot three story, single-family residence, including a basement, and an attached 470 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 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program. The project was last reviewed on May 21, 2012.)

CONCEPT REVIEW - NEW ITEM**4. 309 W FIGUEROA ST****R-4 Zone**

(4:55) Assessor's Parcel Number: 039-262-012
 Application Number: MST2012-00204
 (30 min) Owner: James M. Heaton
 Architect: Keith Rivera

(Proposal for a new 286 square foot roof deck above the existing garage, to include new guardrails, new exterior lighting fixtures, and addition of a new upper level window on the south façade of an existing 1,798 square foot two level single-family residence, including an existing attached 281 square foot garage, and 449 square foot cellar, located on a 4,000 square foot lot.)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL**5. 22 NICHOLAS LN****E-1 Zone**

(5:25) Assessor's Parcel Number: 015-033-002
 Application Number: MST2011-00063
 (35 min) Owner: Brian N. 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 and site landscaping to the site walls along Barker Pass Road only. The alterations to the wall along the interior property line will be reviewed at a future date.)

*******SCHEDULED RECESS FROM 6:00 P.M. TO 6:25 P.M.*******

CONCEPT REVIEW - NEW ITEM**6. 136 SAN RAFAEL AVE****E-3/SD-3 Zone**

(6:25) Assessor's Parcel Number: 045-194-014
 Application Number: MST2012-00213
 (35 min) Owner: Mairid Svensson Revocable Trust
 Designer: Robert Paul Design

(Proposal for a facade and interior remodel, and a 108 square foot first story addition to an existing two-story 1,877 square foot single-family residence and a 365 square foot attached two-car garage. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1913 LAGUNA ST****E-1 Zone****(7:00)**

Assessor's Parcel Number: 025-391-020

Application Number: MST2012-00200

Owner: Hubert Leveque

Architect: Peter Becker Architect

(Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; Concept review. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval.)

CONSENT CALENDAR – SEE SEPARATE AGENDA