



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD REVISED AGENDA

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

**Monday, June 18, 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 at the time of submittal &amp; 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 &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 Wednesday, June 13, 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 **June 4, 2012**.
- C. Consent Calendar: **June 18, 2012** (June 11, 2012 prior Consent was cancelled).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**SFDB-CONCEPT REVIEW (CONT.)****POSTPONED TO THE JULY 2, 2012 MEETING**

~~1. **136 SAN RAFAEL AVE** **E-3/SD-3 Zone**  
**(3:10)** Assessor's Parcel Number: 045-194-014  
 Application Number: MST2012-00213  
 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).)~~

~~(Second Concept Review. Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on June 4, 2012.)~~

**SFDB-CONCEPT REVIEW (CONT.)****2. 1913 LAGUNA ST****E-1 Zone**

**(3:40 3:10)** 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).)

**(Second Concept Review. Comments only; project requires Environmental Assessment. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on June 4, 2012.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 15 FRANCISCO DR****A-1 Zone**

**(4:10 3:40)** Assessor's Parcel Number: 055-141-012  
Application Number: MST2012-00214  
Applicant: Trish Allen  
Landscape Architect: Charles McClure  
Engineer: Samara Engineering  
Owner: Gerald and Patricia Frey Trust  
Owner: Phyliss Stewart, Trustee

(Proposal to repair and stabilize an area of slope failure, including removal of an existing, six foot high, 107 lineal foot pier supported wall, and replace with a new 107 lineal foot retaining wall varying in height from grade to a maximum of 8 feet with a new 3.5 foot high metal guardrail on top. Proposal also includes new landscaping, new drainage installations, and a six inch high, 30 lineal foot dispersal wall. Proposed grading includes 4,645 cubic yards of cut, 4,338 cubic yards of fill, and 307 cubic yards of export. A single-family residence currently exists on the project site. No new floor area is proposed. The project is located on an approximately 1.1 acre site in the Hillside Design District.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 80 SKYLINE CIR****E-1 Zone**

**(4:45 4:10)** Assessor's Parcel Number: 041-151-003  
Application Number: MST2012-00206  
Designer: Ronald Hubbard, Design  
Owner: Andrew T. Lee

(Proposal for a 216 square foot one-story addition to an existing 1,336 square foot one-story, single-family residence and an attached one-car garage, located on a 7,405 square foot lot in the Hillside Design District. The alterations include converting the existing breezeway to a new enclosed entry addition and a new dining room addition, and alteration to the existing roofline. Other site improvements include a proposed new six-foot tall plaster garden wall, a new 3.5-foot tall plaster wall and driveway gate, and the existing "as-built" deck to be reduced to a 4-by 8-foot Juliet style balcony. The proposed total of 1,552 square feet is 51% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications and will address the violations identified in ZIR2011-00290.)

**(Comments only; project requires Environmental Review and Staff Hearing Officer for requested zoning modifications.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**