



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

Note: Tuesday meeting date and 2:00 p.m. meeting time.

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

TUESDAY, August 21, 2012 David Gebhard Public Meeting Room: 630 Garden Street 2:00 P.M.

BOARD MEMBERS: DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

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 folded plans 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. 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, August 16, 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 **July 16, 2012**.
- C. Consent Calendar: **July 23, 2012; July 30, 2012; and August 20, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**(2:15) Fire-Resistant Building Design, Construction, and Landscaping.**

Preview of the AIA ArchitecTours 2012 scheduled for September 29, 2012.

Preview of nine projects along with the City Fire Department's presentations for the public.

American Institute of Architects, Santa Barbara Chapter representatives

Christopher Manson-Hing, AIASB Secretary; and Susanne Tejada, AIASB President

IN-PROGRESS REVIEW**1. 1103 LAS OLAS AVE****E-3/SD-3 Zone****(2:25)**

Assessor's Parcel Number: 045-062-009

Application Number: MST2008-00352

Owner: Raymond John Felton

Architect: Christine Pierron

(Proposal for a 238 square foot second-story addition to an existing 2,460 square foot, two-story, single-family residence, including an attached 413 square foot two-car garage. The proposed total of 2,698 square feet, located on a 6,393 square foot lot, is 97% of the maximum floor-to-lot area ratio (FAR).)

(In-Progress Review. Project Design Approval was granted on September 29, 2008. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)

PROJECT DESIGN REVIEW**2. 1913 LAGUNA ST****E-1 Zone**

(2:55) 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).)

(Third Concept Review. Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on June 18, 2012.)

SFDB-CONCEPT REVIEW (CONT.)**3. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

(3:25) Assessor's Parcel Number: 047-082-012
Application Number: MST2012-00135
Owner: Jacques Habra
Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing detached 393 square foot, two-car garage, located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,568 square feet of one and two-story additions, and a new 436 square foot basement addition; the demolition of the existing 393 square foot garage to be replaced with the construction of a new 436 square foot, two-car garage. A new 264 square foot, one-car carport, and an "as-built" approximately 1,072 square foot deck is also proposed. The project includes a total of 200 cubic yards of grading, to include 40 cubic yards of fill and 160 cubic yards of export. The proposed total of 3,857 square feet, includes a 100% basement floor area reduction, is 88% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed by SFDB on April 23, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1122 CORTO CAMINO ONTARE****A-1 Zone**

(4:00) Assessor's Parcel Number: 055-160-030
Application Number: MST2012-00278
Owner: Curhan 1992 Trust
Architect: Pacific Architects, Inc.

(Proposal to construct a new 3,481 square foot two story, single-family residence with an attached 749 square foot three-car garage located on a 2.85 acre lot in the Hillside Design District. The previous two-story residence was destroyed by fire. The proposal includes a 113 square foot upper floor deck, a new patio with barbeque area, new fire pit, and Jacuzzi. A total of 198 cubic yards of site grading is proposed. The existing ground mounted solar panel system, the existing swimming pool and associated pool equipment is proposed to remain. The proposed total of 4,230 square feet of development is 70% of the maximum guideline floor-to-lot area ratio (FAR).)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA