



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 9, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR
BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR 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>
PRELIMINARY REVIEW	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 preliminary 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 22.68 and with adopted ABR 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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. 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 If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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. That on Thursday, June 5, 2008, at 4:00 p.m., 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

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 27, 2008.**C. Consent Calendar. June 2, and June 9, 2008.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**

A Built Green Conference and Expo will take place Friday and Saturday, June 13th and 14th at Santa Barbara City College. Seminars and a tour are included, admission is free. More information is available at www.builtgreenexpo.com or by calling Built Green Santa Barbara at 884-1100.

E. Subcommittee Reports.**F. Possible Ordinance Violations.****MISCELLANEOUS ACTION ITEM:****CITYWIDE**

(3:15) Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2008-00105
Owner: City of Santa Barbara

(Review and comment on the updated City's Outdoor Lighting and Streetlighting Design Guidelines. Provide recommendation to City Council.)

Presenters: Steve Hausz, Streetlighting MP Subcommittee; Lisa Arroyo, Project Planner, City Staff.

DISCUSSION ITEM:

(3:30) Technical Guidance Manual for Post Construction Storm Water Management required by the City's Storm Water Management Program for controlling urban runoff pollution from new development after construction.

Staff: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

PRELIMINARY REVIEW**1. 561 W MOUNTAIN DR****A-1 Zone**

(4:05) Assessor's Parcel Number: 021-110-018
Application Number: MST2004-00206
Owner: Jorgensen Ranch, LLC
Applicant: Brent Daniels
Applicant: Michelle Velarde, Investec
Architect: Cearnal Andrulaitis
Landscape Architect: Van Atta and Associates

(Proposal for a three lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the new parcels. Each of the proposed single-family residences would be one-story with attached garages on a lower level. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(Review of private road construction and associated tree protection and removal, and compliance with applicable conditions of approval. Project requires compliance with City Council Resolution No. 07-086.)

PRELIMINARY REVIEW**2. 2929 SERENA RD****E-3/SD-2 Zone**

(4:35) Assessor's Parcel Number: 051-201-010
Application Number: MST2007-00595
Owner: Daniel Alan Boswell, II
Designer: Chris Belanger

(Revised proposal for a 368 square foot second-story addition and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. The proposed total 2,322 square feet is 86% of the maximum FAR. Staff Hearing Officer approval for a modification of the solar access ordinance is requested.)

(Project requires compliance with Staff Hearing Officer Resolution No. 040-08.)

*****SCHEDULED RECESS FROM 5:05 UNTIL 5:25*****

SFDB-CONCEPT REVIEW (CONT.)**2. 840 CIMA LINDA LN****A-2 Zone**

(5:25) Assessor's Parcel Number: 015-162-019
Application Number: MST2007-00500
Owner: Chuck and Lisa Mounts
Architect: Kent Mixon

(Proposed 96 square foot addition to an existing 6,063 square foot, two-story residence with an attached three-car garage. The improvements include a new detached 721 square foot, covered terrace and a new swimming pool and spa.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 321 EL MONTE DR****E-3/SD-3 Zone**

(6:00) Assessor's Parcel Number: 045-024-003
Application Number: MST2008-00218
Owner: Eugene Vernon
Designer: Monica Vandeventer
Agent: Julie Banks

(Proposal for one- and two-story additions of 1,125 square feet and remodeling for an existing one-story 1,765 square foot single-family residence with an attached two-car 400 square foot garage. The total floor area of 2,773 square feet on a 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

(Comments only; project requires coastal review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3050 SEA CLIFF****A-1/SD-3 Zone**

(6:35) Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal, Andrulitaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and coastal review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1429 CLEARVIEW RD****R-1 Zone****(7:10)**

Assessor's Parcel Number: 041-102-009

Application Number: MST2008-00194

Owner: Amy Sachs

Designer: Gil's Landscaping & Tree Service

(Proposal to permit approximately 100 linear feet of as-built retaining walls and a 330 square foot wooden deck with spa and stairs. The project will abate violations in enforcement case ENF2008-00033. Staff Hearing Officer approval of a zoning modification to encroach into the required open yard area is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 435 BATH ST****C-P Zone****(7:45)**

Assessor's Parcel Number: 037-192-003

Application Number: MST2008-00223

Owner: Dario Pini

Architect: Murphy and Associates

Applicant: Bryan Murphy

(Proposal to abate enforcement case ENF2008-00256 by bringing property up to code. The proposal includes the addition of a 357 square foot habitable second-story with access stair and new roof and walls. The existing 1,352 square foot single-family residence including 215 square foot one-car garage is located on a 4,522 square foot lot. The proposed total of 1,709 square feet is 73% of the maximum FAR.)

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

G. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA