



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, November 24, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 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. **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 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. On Thursday, November 20, 2008 at 9:00 a.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 November 10, 2008.
- C. Approval of Consent Calendar minutes of November 17, and November 24, 2008.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

SFDB-CONCEPT REVIEW (CONT.)**1. 118 ROMAINE DR****E-3/SD-2 Zone**

(3:15) Assessor's Parcel Number: 051-324-009
Application Number: MST2008-00510
Owner: Kristin Wray
Architect: Richard Redmond

(Proposal to permit the as-built installation of two new second-floor windows, change the size of two windows, and eliminate one window and two skylights at an existing two-story single-family residence.)

(Project was referred from Consent Calendar. Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1405 SANTA ROSA AVE****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 045-183-007
Application Number: MST2008-00508
Owner: Gordon McKay
Architect: Rex Ruskauff

(Proposal to permit the as-built conversion of an existing 598 square foot attached two-car garage to habitable floor area and to construct a new 400 square foot detached two-car garage. The project will abate enforcement case ENF2008-00691. The existing two-story residence is located on a 12,658 square foot lot. The proposed total of 4,081 square feet is 100% of the maximum FAR.)

(Project was referred from Consent Calendar. Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1327 CRESTLINE DR****E-1 Zone**

(4:10) Assessor's Parcel Number: 049-252-005
Application Number: MST2008-00325
Owner: Jorge Escamilla
Architect: Jose Luis Esparza

(Proposal for a new 1,226 square foot second-story and a 68 square foot first-floor addition for an existing 1,945 square foot one-story single-family residence including attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 54 ALAMEDA PADRE SERRA****E-1 Zone**

(4:35) Assessor's Parcel Number: 015-151-025
Application Number: MST2007-00635
Owner: Juan Perez Jasso
Designer: Daniel Melville

(Proposal to construct a 206 square foot first-story addition, a 456 square foot second-story addition, a new front entry, alterations to an existing 350 square foot detached carport with an attached storage area, and exterior alterations to include a new 165 square foot roof deck. The proposal includes abatement of as-built violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District. The proposed total of 2,928 square feet is 77% of the maximum FAR.)

(Second Concept Review. Comments only; project requires environmental assessment.)

SFDB-CONCEPT REVIEW (CONT.)**5. 49 SANTA TERESITA WY****A-1 Zone**

(5:05) Assessor's Parcel Number: 055-030-065
 Application Number: MST2008-00158
 Architect: John Beauchamp
 Owner: Lauri Deanne Hamer
 Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

(Second Concept Review of revised project. Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**6. 44 LAS ALTURAS CIR****A-1 Zone**

(5:30) Assessor's Parcel Number: 019-130-013
 Application Number: MST2008-00441
 Owner: Michael and Jann Jaffe Trust
 Architect: Rios Clementi Hale Studios
 Applicant: John Madden

(Proposal for 755 square feet of additions, a new landscape plan including tree removals, repaving the driveway and 212 cubic yards of grading. The existing 3,784 square foot one-story single-family residence, including a 477 square foot two-car garage, is located on a 35,238 net square foot lot in the Hillside Design District. The proposed total of 4,539 square feet is 93% of the maximum guideline FAR.)

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

*****SCHEDULED BREAK FROM 5:55 UNTIL 6:15 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**7. 2140 MISSION RIDGE RD****A-1 Zone**

(6:15) Assessor's Parcel Number: 019-071-003
Application Number: MST2008-00318
Owner: Disraeli Living Trust
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 130 SAN CLEMENTE****E-3/SD-3 Zone**

(6:45) Assessor's Parcel Number: 045-212-021
Application Number: MST2008-00519
Owner: David Swarts
Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1268 BEL AIR DR****E-1 Zone**

(7:20) Assessor's Parcel Number: 049-231-008
Application Number: MST2008-00521
Owner: Broumand Family Trust
Architect: Roderick Britton

(Proposal for a 152 square foot single-story addition, replace all exterior doors and windows, replace existing roof and alter the existing roof form, remodel the existing patio and trellis, construct a new outdoor fireplace and barbeque, rebuild existing deck, and remove two sheds. The existing 2,335 square foot one-story single-family residence, including the attached 447 square foot two-car garage, is located on a 11,405 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification for alterations and the addition to encroach into the interior setback. The proposed total of 2,487 square feet is 63% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1480 LOU DILLON (PARCEL B)****A-2 Zone**

(7:55) Assessor's Parcel Number: 015-202-048
Application Number: MST2008-00527
Owner: Albert Fink
Architect: AB Design Studio Inc.

(Proposal for a new two-story 2,490 square foot single-family residence on a vacant 2.2 acre lot. The project includes a swimming pool, pool cabana, detached 750 square foot garage, and grading on a 2.25 acre vacant lot in the Hillside Design District. The proposed total of 4,364 square feet is 77% of the maximum guideline FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA