



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, February 02, 2009 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 SFDB 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 SFDB 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.
- **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. 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 January 28, 2009 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 January 19, 2009.
- C. Consent Calendar: January 26 and February 2, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

DISCUSSION ITEM (CONT.)

(3:15) TEA FIRE CONSULTATION PROCESS
 Staff: Jaime Limón, Senior Planner

FINAL REVIEW**1. 309 PALISADES DR****E-3/SD-3 Zone**

(3:25) Assessor's Parcel Number: 041-325-009
 Application Number: MST2008-00392
 Owner: James Mitchell Jr.
 Architect: Dawn Sherry

(Proposal to demolish an existing 302 square foot two-car attached carport with a 237 square foot deck above. The project has been revised to replace the carport and deck with a new 457 square foot two-car attached garage and a 307 square foot second-story addition above the proposed garage. The existing 1,368 square foot two-story single-family residence is located on a 8,016 square foot lot in the coastal zone. Staff Hearing Officer approval of a Zoning Modification is requested for the garage to encroach into the interior setback. The proposed total of 2,132 square feet is 67% of the maximum FAR.)

SFDB-CONCEPT REVIEW (CONT.)**2. 2115 ANACAPA ST E-1 Zone**

(3:55) Assessor's Parcel Number: 025-242-008
 Application Number: MST2008-00544
 Owner: Samuel Manning Welch
 Applicant: Wade Davis Design

(Proposal for a new detached two-story accessory building with 500 square feet and a 222 square foot deck on the second-story, and unenclosed on the lower level. The project is located to the rear of the existing 1,835 square foot single-family residence, including a 268 square foot one-car garage, located in the Mission Area Special Design District. The proposed total of 2,335 square feet on the 9,750 square foot lot is 64% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 54 ALAMEDA PADRE SERRA E-1 Zone**

(4:25) 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.)

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

PRELIMINARY REVIEW**4. 1651 SYCAMORE CANYON RD A-1 Zone**

(4:55) Assessor's Parcel Number: 019-290-001
 Application Number: MST2007-00121
 Owner: Assad Mora
 Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a Modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1409 LA CIMA RD****R-1 Zone**

(5:25) Assessor's Parcel Number: 041-010-025
Application Number: MST2007-00270
Owner: Chris Brown
Architect: CSA Architects

(Second major revision. Current proposal is to construct a two-story 4,189 square foot single-family residence including a basement and an attached 725 square foot three-car garage. Concept comments are requested for the garage to exceed 500 square feet. The proposal includes a 570 square foot second-story deck. Proposed grading is 700 cubic yards of cut, 250 cubic yards of fill, with 450 cubic yards to be exported. The existing one-story 1,220 square foot single-family residence and detached 340 square foot garage will be demolished. With the lower-level square footage reduced 50% for being below grade, the proposed total of 4,189 square feet on the 19,745 square foot lot in the Hillside Design District is 94% of the maximum guideline FAR.)

(Third Concept Review.)

PRELIMINARY REVIEW**6. 1151 ALAMEDA PADRE SERRA****E-1 Zone**

(5:55) Assessor's Parcel Number: 029-282-003
Application Number: MST2008-00417
Owner: Johannes and Ursula Bauer
Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 092-08.)

CONSENT CALENDAR – SEE SEPARATE AGENDA