



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.

Tuesday, May 26, 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	<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 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>
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 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.
- 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, May 21, 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 May 11, 2009.
- C. Consent Calendar: May 18 and May 26, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

FINAL REVIEW**1. 130 SAN CLEMENTE****E-3/SD-3 Zone**

(3:15) 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.)

PRELIMINARY REVIEW**2. 1465 CRESTLINE DR****E-1 Zone**

(3:45) Assessor's Parcel Number: 049-241-009
 Application Number: MST2008-00009
 Owner: Daksha K. Oza
 Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

(Third review at Full Board. Board members are requested to visit the site. Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**3. 41 NORTHRIDGE RD****A-1 Zone**

(4:15) Assessor's Parcel Number: 055-120-004
 Application Number: MST2007-00194
 Owner: Lance Anthony Gilbert
 Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck. The existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage are located on a 32,560 square foot lot in the Hillside Design District. No longer proposed are a second-story and retaining walls and grading to terrace the rear yard. The proposal includes exterior remodeling, re-roofing, and removal of the existing arbor and hedge called out in ZIR2002-00674. The proposed total of 3,646 square feet is 75% of the maximum guideline FAR.)

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

PRELIMINARY REVIEW**4. 6 ROSEMARY LN****E-1 Zone**

(4:45) Assessor's Parcel Number: 015-093-017
 Application Number: MST2009-00068
 Owner: Karen Pick
 Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution 034-09.)

SFDB-CONCEPT REVIEW (CONT.)**5. 119 CEDAR LN****E-1 Zone**

(5:15) Assessor's Parcel Number: 015-092-005
Application Number: MST2009-00065
Contractor: Arnold Brothers Construction
Owner: Kurt Huffman Trust

(Revised proposal for remodel and a 215 square foot second-story addition for an existing 1,773 square foot one-story single-family residence, including attached 383 square foot two-car garage. The project includes a new front entry portico, 13 square foot addition to the garage, raising roof and roof pitch, new exterior finishes, doors, and windows, removing as-built storage sheds, and permitting or removing all other as-built work called out in ZIR2008-00352. Staff Hearing Officer approval of modifications is requested to allow alterations to the existing house within the setbacks. The proposed total of 2,051 square feet on the 7,700 square foot lot in the Hillside Design District is 66% of the maximum FAR.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

*****SCHEDULED BREAK FROM 5:45 UNTIL 6:05 P.M. *****

CONCEPT REVIEW - NEW ITEM**6. 2150 MISSION RIDGE RD****A-1 Zone**

(6:05) Assessor's Parcel Number: 019-071-004
Application Number: MST2009-00235
Owner: Davidson Family Trust
Architect: Loren Solin

(Proposal for a 433 square foot one-story addition with a 392 square foot roof deck above. The existing 2,762 square foot two-story single-family residence and detached 633 square foot two-car garage is located on a 26,322 square foot lot in the Hillside Design District. The proposed total of 3,770 square feet is 79% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

SFDB-CONCEPT REVIEW (CONT.)**7. 581 LAS ALTURAS RD****E-1 Zone**

(6:35) Assessor's Parcel Number: 019-281-007
Application Number: MST2009-00170
Owner: Bradley Vernon
Architect: Leonard Grant

(Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**8. 3750 MERU LN****E-3/SD-2 Zone**

(7:05) Assessor's Parcel Number: 057-262-011
Application Number: MST2009-00060
Owner: Terence and Susan Quinlan
Architect: Bob Easton

(Proposal to construct a new 4,268 square foot two-story single-family residence, including attached 446 square foot two-car garage. The project includes demolition of the existing 2,279 square foot single-family residence with 400 square foot garage on the 15,534 square foot lot. The proposed total of 4,268 square feet is 97% of the maximum guideline FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA