



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, March 29, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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 <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 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 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 March 25, 2010 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 Monday, March 15, 2010.
- C. Consent Calendar of March 22 and March 29, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1517 CLIFF DR****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-031-022
 Application Number: MST2010-00052
 Owner: Mark C. Griffith
 Architect: Tom Ochsner

(Proposal for a new 750 square foot detached garage with a 500 square foot second-story accessory space above. An existing 350 square foot detached carport would be demolished. The 12,197 square foot lot in the Coastal Zone is developed with a 1,855 square foot one-story single-family residence. The proposed total of 3,105 square feet is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow the proposed garage to exceed 500 square feet.)

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

SFDB-CONCEPT REVIEW (CONT.)**2. 2522 FOOTHILL LN****A-1 Zone****(3:35)**

Assessor's Parcel Number: 021-090-031
 Application Number: MST2007-00155
 Owner: Michael Cutbirth
 Engineer: Flowers and Associates

(Proposal for a 1,022 square foot addition to the first floor and a 64 square foot addition to the second floor of an existing 3,208 square foot two-story single-family residence. The project includes permitting an as-built chain link fence and gates, and an new pool and spa. There is an existing detached 498 square foot two-car garage located on the 38,873 square foot lot in the Hillside Design District. The proposed total of 4,792 square feet is 98% of the maximum guideline floor area ratio. Proposal includes the abatement of violations listed in ENF2005-01104.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 1431 SHORELINE DR****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 045-185-010
 Application Number: MST2010-00059
 Owner: Lauren Emma Trust
 Architect: Brian Nelson

(Proposal for an 830 square foot roof deck and a one-story 732 square foot addition for an existing one-story 2,476 square foot single-family residence on a 15,156 square foot lot. The proposal includes a 1,606 square foot patio and 685 square feet of remodeling. The proposed total of 3,828 square feet is 89% of the maximum guideline floor to lot area ratio. The project is located in the Hillside Design District and the appealable jurisdiction of the Coastal Zone and requires Planning Commission review of a Coastal Development Permit.)

(Second review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM**4. 1335 MISSION RIDGE RD****E-1 Zone****(4:25)**

Assessor's Parcel Number: 019-210-005
 Application Number: MST2010-00080
 Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal to abate violations listed in ENF2010-00080 and permit as-built maximum 8 foot high retaining walls and construct a 714 square foot terrace, stairs, trellis, fountain and 115 cubic yards of grading. The project is located in the rear yard of a 5,318 square foot three-story single-family residence on a 17,043 net square foot lot in the Hillside Design District.)

(Comments only; project requires environmental assessment.)

SFDB-CONCEPT REVIEW (CONT.)**5. 830 ARBOLADO RD****A-1 Zone**

(4:50) Assessor's Parcel Number: 019-232-006
Application Number: MST2009-00185
Owner: Glen and Amy Bacheller
Agent: Raymond Appleton
Architect: Kurt Magness

(Proposal for as-built alterations consisting of a 464 square foot addition/conversion of an existing patio, the addition of 394 and 434 square foot wood decks, a 32 square foot outdoor garden fireplace, 10 square foot garden fountain, and a 200 square foot cistern for an existing 2,671 square foot one-story single-family residence. Removal of the existing cistern located in the front setback is proposed. The project will abate violations under ENF2008-01452. The proposed total of 3,686 square feet on the 1.16 acre lot in the Hillside Design District is 72% of the maximum guideline floor to lot area ratio.)

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

SFDB-CONCEPT REVIEW (CONT.)**6. 2016 CLEVELAND AVE****R-2 Zone**

(5:15) Assessor's Parcel Number: 025-343-010
Application Number: MST2010-00031
Owner: Ann Napier
Designer: Dexign Systems

(Revised proposal for a 286 square foot one-story addition to the existing 1,356 square foot one-story single-family residence, demolish the existing 202 square foot one-car detached garage and construct an attached 311 square foot two-car carport, and expand an existing 64 square foot wooden deck by 41 square feet. The proposed total of 2,208 square feet on the 6,399 square foot lot in the Mission Area Special Design District is 79% of the maximum floor to lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA