



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.

PLEASE NOTE THE TUESDAY MEETING DATE

Tuesday, January 18, 2011 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:
 GLEN DEISLER, CHAIR
 DENISE WOOLERY, VICE-CHAIR
 BERNI BERNSTEIN
 ERIN CARROLL
 BRIAN MILLER
 JIM ZIMMERMAN
 PAUL ZINK

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

STAFF:
 JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 KATHLEEN GOO, 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 at the time of submittal & each time plans are revised. <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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design 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 Michelle Bedard at 805-564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify 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, January 13, 2011, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

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 3, 2011**.
- C. Consent Calendar: **January 10, 2011**; and **January 18, 2011**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1323 RIALTO LN****E-1 Zone**

(3:10) Assessor's Parcel Number: 049-242-032
Application Number: MST2009-00195
Owner: Lala Domenico
Architect: David Van Hoy

(This project has been redesigned. The revised project proposes to demolish the existing 385 square foot workshop and construct a new 488 square foot enclosed pool cabana accessory structure with a half bath and exterior shower and attached pool deck and exterior kitchen/BBQ area located at the existing pool level. The cabana will be constructed above an approximate 500 square foot open patio area. A total of 20 cubic yards of grading is proposed. The parcel is currently developed with an existing one-story 1,842 square foot single-family residence with an attached 370 square foot two-car garage located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,700 square feet is 62% of the maximum floor to lot area ratio guideline. The previously approved project received Staff Hearing Officer approval for a zoning modification to exceed 500 square feet of total accessory space, which included the workshop area.)

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

SFDB-CONCEPT REVIEW (CONT.)**2. 623 SURF VIEW DR****E-1 Zone**

(3:30) Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Kadhim Mihssen
Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition and a 468 square foot two-story addition to an existing 1,301 square foot one-story single-family residence and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single-family residence and is 71% of the maximum floor to lot area ratio.)

(Fourth Concept Review; Project Design Approval is requested.)

PROJECT DESIGN REVIEW**3. 163 LA JOLLA DR****E-3/SD-3 Zone**

(3:50) Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for a 914 square foot first floor addition, demolition of the existing 411 square foot attached garage, a new 452 square foot attached garage, and complete remodeling for an existing 1,265 square foot one-story single-family residence. The project includes 268 square feet of covered porches at front and rear, relocating the driveway, and abating violations in ENF2007-00125 by permitting the as-built 6 foot wood fence. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. Planning Commission approval was granted on 11/18/10 (Resolution No. 017-10) for a Coastal Development Permit and a modification to allow alterations within the interior setback. The proposed total of 2,527 square feet is 56% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Planning Commission Resolution No. 017-10. Project Design Approval is requested.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1607 SHORELINE DR****E-3/SD-3 Zone**

(4:20) Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Revised project. Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 279 square feet of existing floor area and two existing decks totaling 431 square feet, and construction of a new 344 square foot first floor addition, an 886 square foot second floor addition, two new second story decks totaling 405 square feet, and a new 700 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42 inches in height. The proposed total of 3,985 square feet, on a 20,066 square foot lot, is 85% of the maximum guideline floor to lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1229 CALLE CERRITO ALTO****A-1 Zone**

(4:50) Assessor's Parcel Number: 041-120-033
Application Number: MST2011-00004
Owner: Diana Thomason
Architect: Rex Ruskauff

(Proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project requires Staff Hearing Officer review for two requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested modifications for alterations within the required front and interior setbacks.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1717 MIRA VISTA AVE****E-1 Zone**

(5:25) Assessor's Parcel Number: 019-090-028
Application Number: MST2011-00005
Owner: Richard and Jill Campbell
Designer: Don Swann

(Proposal to construct a 464 square foot ground floor addition and 335 square foot second-story addition to an existing 2,591 square foot, two-story single-family residence with an attached 466 square foot, two-car garage. The proposal includes the construction of two covered porches totaling 242 square feet and the removal of two existing palm trees. The proposed total of 3,390 square feet, on a 22,216 square foot lot in the Hillside Design District, is 72% of the maximum floor to lot area ratio guideline.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 23 WADE CT****E-3/SD-3 Zone**

(6:00) Assessor's Parcel Number: 047-071-020
Application Number: MST2011-00007
Owner: Chris Andrew Pelonis
Designer: Goodman Design Studio

(Proposal to construct a new 2,299 square foot, two-story single-family residence and an attached 400 square foot two-car garage on a 9,583 square foot vacant lot in the Hillside Design District. The proposal includes a 1,055 square feet total of loggias, covered and uncovered decks, and a roof terrace. The proposed total of 2,699 square feet is 76% of the maximum floor-to-lot area ratio. The parcel is located within the non-appealable jurisdiction of the Coastal Zone and requires review of a coastal exclusion.)

(Comments only; project requires Environmental Assessment and review of a Coastal Exclusion Application.)

CONSENT CALENDAR – SEE SEPARATE AGENDA