



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, July 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
BRIAN MILLER
JIM ZIMMERMAN
FRED SWEENEY

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	Master Application & Submittal Fee - (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</u> plans 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.
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.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- **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, extension 3308. 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, July 14, 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 **July 5, 2011**.
- C. Consent Calendar: **July 11, 2011**; and **July 18, 2011**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM**1. 1724 MIRA VISTA AVE****E-1 Zone****(3:10)**

Assessor's Parcel Number: 019-090-039
 Application Number: MST2011-00271
 Owner: Todd and Susan Black
 Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio. The project will address violations listed in ZIR2011-00017.)

(Action may be taken if sufficient information is provided. Compliance with the Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1507 ALAMEDA PADRE SERRA****E-1 Zone**

(3:40) Assessor's Parcel Number: 029-060-030
 Application Number: MST2011-00266
 Owner: Fleming Family Trust
 Designer: Jason Carter Design & Drafting

(Proposal to construct a new 298 square foot second floor addition to an existing three-level, 2,284 square foot single-family residence and detached 511 square foot two-car garage. The proposed total of 3,093 square feet, located on a 20,038 square foot lot in the Hillside Design District, is 66% of the floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Compliance with the Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 103 ONTARE HILLS LN****A-1 Zone**

(4:10) Assessor's Parcel Number: 055-160-061
 Application Number: MST2011-00261
 Owner: JWM Revocable Trust
 Architect: Bill Wolf

(Proposal to construct a new one-story 3,036 square foot single-family residence and a 722 square foot detached three-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposed total of 3,759 square feet is 76% of the guideline floor-to-lot area ratio. A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Comments only; project requires Environmental Assessment and compliance with Planning Commission Resolution No. 032-05.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3134 LUCINDA LN****E-3 Zone**

(4:45) Assessor's Parcel Number: 055-192-007
 Application Number: MST2011-00257
 Owner: Jacobs-Allen Trust
 Applicant: Bryan Pollard

(Proposal to construct 961 square feet of residential additions to an existing two-story 1,460 square foot single-family residence. The proposed addition includes the conversion of the existing 636 square foot garage to habitable area, construction of a new 400 square foot two-car garage and a new 325 square foot second-story addition above. A new 107 square foot second floor deck is proposed above the new garage. A total of 29 cubic yards of grading is proposed. The proposal will result in a 2,821 square foot single-family residence, located on a 6,891 square foot lot, and is 97% of the maximum floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Compliance with the Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)