



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, August 1, 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	<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>
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 28, 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 18, 2011**.
- C. Consent Calendar: **July 25, 2011**; and **August 1, 2011**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1117 LAS ALTURAS RD****A-1 Zone**

(3:10) Assessor's Parcel Number: 019-113-022
 Application Number: MST2011-00142
 Owner: Barbara Fasken Trust
 Architect: Leonard Grant

(Proposal to construct a new 4,003 square foot two-story single-family residence and an attached 475 square foot two-car garage. The previous residence was destroyed in the Tea Fire. Site improvements include a driveway, auto courts, fountain, and approximately 1,270 cubic yards of total site grading, which includes 610 cubic yards of grading underneath the building footprint and 660 cubic yards of grading elsewhere on the site. The proposed total of 4,478 square feet, located on a 46,303 square foot lot in the Hillside Design District, is 89% of the maximum guideline floor-to-lot area ratio.)

(Third concept review. Project Design Approval is requested. Project was last reviewed on May 9, 2011. Project requires compliance with Tier 3 Stormwater Management Program (SWMP) prior to Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 2324 SANTA BARBARA ST****E-1 Zone**

(3:45) Assessor's Parcel Number: 025-132-015
Application Number: MST2010-00030
Applicant: Hai Vu
Owner: Hai Vu

(Revised proposal to construct a new two-story 1,000 square foot detached garage/accessory structure, comprised of a 500 square foot two-car garage and 100 square feet of accessory space on the ground floor and 400 square feet of accessory space on the second floor. The project also includes permitting the "as-built" 313 square foot one-story addition and interior remodel, and a proposed 100 square foot deck addition, to the existing 2,027 square foot one-story single-family residence. The proposed garage will replace the previous two-car garage which was demolished without permits. The existing 170 square foot detached storage shed is proposed to be removed. The proposal will address zoning violations listed in ZIR2009-00271 and enforcement case ENF2009-00768. The proposed total of 3,340 square feet, on a 20,000 square foot lot, is 72% of the guideline floor-to-lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1359 and 1383 SANTA TERESITA DR**

(4:15) Assessor's Parcel Numbers: 055-141-053 and 055-141-045
Application Number: MST2011-00283
Applicant: Mark Lloyd
Agent: Greg Martin
Owner: Kenneth and Catherine Aiello Living Trust
Owner: Timothy and Debra Foley Family Trust
Easement Owner: Pacifcor, Inc.

(Proposal for slope erosion repair due to slope failure after a recent storm event. The proposal involves site work, including 2,500 cubic yards of grading (imported fill), to be located between two residential lots on Santa Teresita Drive (1359 & 1383), and within road and utility easements to access and serve the parcel at 1575 N. Ontare Dr.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 317 NORTHRIDGE RD****A-1 Zone**

(4:45) Assessor's Parcel Number: 055-131-009
Application Number: MST2011-00291
Owner: Victoria J. Trevillian
Designer: J Grant Design Studio

(Proposal to permit 550 linear feet of "as-built" stone retaining walls, 350 linear feet of new site and retaining walls, replace the existing retaining wall along the driveway with a new 106 linear foot retaining wall, and replacement of the existing 1,140 square foot driveway with new permeable paving. The site and retaining walls will vary in height from a minimum of two-feet to a maximum of eight feet tall. The project involves 822 cubic yards of grading, consisting of 195 cubic yards of excavation and 627 cubic yards of fill. All existing trees are proposed to remain. No changes are proposed to the existing one-story single-family residence. This proposal will address the violations listed in enforcement case ENF2010-01069.)

(Action may be taken if sufficient information is provided. Project requires grading findings. Tier 3 Storm Water Management Program (SWMP) compliance required prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 108 ONTARE HILLS LN**

(5:15) Assessor's Parcel Number: 055-160-056
Application Number: MST2011-00267
Owner: Casey Sulak
Architect: Benjamin Woodall
Owner: Security F One-Hundred and Forty-Seven, Inc.

(Proposal to construct a new two-story 4,647 square foot single-family residence with a 677 square foot detached three-car garage and one uncovered parking space located on an existing vacant 40,946 square foot lot in the Hillside Design District. The proposal includes a total of 1,373 square feet of covered porches and 488 cubic yards of grading under the main building footprint (244 cubic yards of cut and 244 cubic yards of fill) to be balanced onsite. The proposed total of 5,324 square feet is 108% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 638 SUTTON AVE****A-1 Zone**

(5:50) Assessor's Parcel Number: 035-060-015
Application Number: MST2011-00287
Owner: Homestrong USA, LLC
Designer: Ideal Designs
Applicant: Oscar Sanchez

(Proposal to demolish a 754 square foot, one-story single-family residence and detached 450 square foot storage structure and construct a new 1,143 square foot, one-story single-family residence and attached 494 square foot two-car garage. A 300 square foot raised deck is also proposed. No grading is proposed, and no existing trees will be removed. Access to the site from Sutton Avenue will be relocated to W. De La Guerra Street. The development on site will total 1,637 square feet, on a 8,992 square foot lot located in the Hillside Design District, and is 48% of the maximum floor-to-lot area ratio. This project addresses violations called out in ENF2011-00172.)

(Comments only; project requires Environmental Assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA