



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, September 04, 2007 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: GRANT HOUSE

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 ABR 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 folded plans 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.
PRELIMINARY REVIEW	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 preliminary 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 22.68 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 Single Family Design Board of Review approval.
- Preliminary and Final Single Family Design Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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 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. That on August 23, 2007 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 August 20, 2007.

C. Consent Calendar.

1. Ratify the Consent Calendar of August 27, 2007.
2. Ratify the Consent Calendar of September 4, 2007.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 118 CALLE BELLO****A-2 Zone****(3:15)**

Assessor's Parcel Number: 015-340-007
Application Number: MST2007-00385
Owner: Paul and Marianne Gertman
Architect: Bildsten and Sherwin

(Proposal for 248 cubic yards of cut and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 3035 PASEO DEL DESCANSO****E-3/SD-2 Zone****(3:50)**

Assessor's Parcel Number: 053-192-012
 Application Number: MST2007-00154
 Owner: Maria Del Carmen and Manuel De Alarcon
 Architect: Bill Poehler

(Proposal for a two-story 2,724 square foot single-family residence, including 468 square foot attached two-car garage. The existing one-story 840 square foot residence and 231 square foot, one-car garage on the 6,841 square foot lot will be demolished. The proposal will result in a FAR of 0.40. Staff Hearing officer approval of a modification is requested to provide non-conforming open yard area.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,474 SQUARE FEET.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 835 W VALERIO ST****R-2 Zone****(4:25)**

Assessor's Parcel Number: 043-211-001
 Application Number: MST2007-00282
 Owner: Manuel Castro
 Applicant: Ubaldo Diaz
 Architect: Gil Garcia

(Proposal for a 2,309 square foot two-story single-family residence including attached 478 square foot two-car garage on a 5,250 square foot lot. The existing one-story 728 square foot residence and attached 271 square foot garage would be demolished. The proposal has a FAR of 0.44.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1921 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 045-100-023
 Application Number: MST2007-00001
 Owner: Thomas Kenneth Felkay
 Architect: Gale Goldberg
 Engineer: M. Grant
 Agent: Souter Land Use Consulting

(Proposal for a 3,918 square foot two-story single-family residence including 460 square foot two-car garage on a 33,922 square foot vacant lot. The project includes an upper level deck and patio, new retaining walls, landscaping, and 290 cubic yards of cut and fill grading within the building footprint. Planning Commission approval of a coastal development permit is requested. The proposal has a FAR of 0.12.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

******* SCHEDULED RECESS FROM 5:35 P.M. UNTIL 5:55 P.M. *******

CONCEPT REVIEW - NEW ITEM

5. 1418 SANTA ROSA AVE

E-3/SD-3 Zone

(5:55) Assessor's Parcel Number: 045-132-014
Application Number: MST2007-00310
Owner: Santa Rosa Associates LLC
Architect: Richard Thorne

(Proposal for a 2,995 square foot one-story residence including an attached 469 square foot two-car garage on a 9,288 square foot lot, which is the front lot of a newly created three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 143 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development Permit for the project under MST2006-00288. The proposal has a FAR of 0.32.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-07.)

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,994 SQUARE FEET.)

CONCEPT REVIEW - NEW ITEM

6. 1420 SANTA ROSA AVE

E-3/SD-3 Zone

(6:30) Assessor's Parcel Number: 045-132-014
Application Number: MST2007-00312
Owner: Santa Rosa Associates LLC
Architect: Richard Thorne

(Proposal for a 3,060 square foot one-story residence including an attached 541 square foot two-car garage on a 9,262 square foot lot, which is the middle lot of a three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 199 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development Permit for the project under MST2006-00288. The proposal has a FAR of 0.33.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-07.)

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,988 SQUARE FEET.)

CONCEPT REVIEW - NEW ITEM**7. 1422 SANTA ROSA AVE****E-3/SD-3 Zone**

(6:50) Assessor's Parcel Number: 045-132-014
 Application Number: MST2007-00313
 Owner: Santa Rosa Associates LLC
 Architect: Richard Thorne

(Proposal for a 2,413 square foot one-story residence with an attached 628 square foot two-car garage on a 9,239 square foot lot, which is the rear lot of a three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 204 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development Permit for the project under MST2006-00288. The proposal has a FAR of 0.26.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-07.)

SFDB-CONCEPT REVIEW (CONT.)**8. 111 BURTON CIR****R-4/SD-3 Zone**

(7:10) Assessor's Parcel Number: 033-063-007
 Application Number: MST2007-00227
 Owner: Paul and Jill Cook
 Architect: Ted Meeder

(Proposal to convert a 1,714 square foot two-story duplex into a 1,647 square foot two-story single-family residence and attached 453 square foot two-car garage on a 3,405 square foot lot. The project consists of exterior alterations and additions of 42 square feet of living space and 386 square feet of garage space. The proposal includes the abatement of violations regarding as-built garage space converted to habitable space. The proposal would result in a FAR of 0.67.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1431 SHORELINE DR****E-3/SD-3 Zone**

(7:45) Assessor's Parcel Number: 045-185-010
 Application Number: MST2007-00358
 Owner: Lauren Emma 2005 Trust
 Architect: Brian Nelson

(Proposal for an 866 square foot two-story addition and a 477 square foot second-story deck for an existing one-story 3,131 square foot single-family residence. The existing detached 620 square foot garage will remain on the 15,156 square foot lot. Planning Commission approval of a Coastal Development Permit is requested. The proposal has a FAR of 0.26.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

CONSENT CALENDAR – SEE SEPARATE AGENDA