



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, May 12, 2008

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: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON
STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
KATHLEEN GOO, Alternate Commission Secretary

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - 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 (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 and require Neighborhood Preservation Ordinance Findings (§22.69.050). Some agenda items required preparation of a mailed notice.
- 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. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final 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 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 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at tboughman@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

NOTICE:

1. That on Thursday, May 8, 2008 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/SFDB.
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/City TV-18 Live Broadcast](http://www.santabarbaraca.gov/Government/Video/City%20TV-18%20Live%20Broadcast). City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. on Channel 18. 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 April 28, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

DISCUSSION ITEM

1. TECHNICAL GUIDANCE MANUAL FOR POST CONSTRUCTION STORM WATER MANAGEMENT

(3:15) Technical Guidance Manual for Post Construction Storm Water Management required by the City’s Storm Water Management Program for controlling urban runoff pollution from new development after construction.

Autumn Malanca, Water Resources Specialist, City of Santa Barbara Creeks Division

SFDB-CONCEPT REVIEW (CONT.)

2. 1623 CHAPALA ST R-4 Zone

(3:50) Assessor’s Parcel Number: 027-172-010
 Application Number: MST2007-00584
 Owner: Dean McNeil
 Architect: Lori Kari

(Proposal to construct a 275 square foot second-story addition and a 36 square-foot first-story addition to an existing detached two-car carport. The total size including the existing 1,072 square foot two-story single-family residence is 1,660 square feet on the 3,566 square foot lot, which is 76% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)

3. 306 EL MONTE DR E-3/SD-3 Zone

(4:20) Assessor’s Parcel Number: 045-025-007
 Application Number: MST2007-00643
 Owner: Denise M. Klassen
 Architect: Kent Mixon Architect
 Contractor: Lynn Morris Contracting

(Proposal to construct a 506 square foot second-story addition. The existing 1,949 square foot single-family residence including 404 square foot garage is located on a 6,964 net square foot lot. Also proposed is a partial remodel to the first floor and replacement of an existing asphalt driveway with new surfacing. The total proposed square footage of 2,455 square feet is 83% of the maximum FAR.)

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

PRELIMINARY REVIEW**4. 840 CIMA LINDA LN****A-2 Zone**

(4:50) Assessor's Parcel Number: 015-162-019
Application Number: MST2007-00500
Owner: Chuck & Lisa Mounts
Architect: Kent Mixon

(Proposed 96 square foot addition to an existing 6,063 square foot, two-story residence with an attached three-car garage. The improvements include a new detached 721 square foot, covered terrace and a new swimming pool and spa.)

***** THE BOARD WILL RECESS AT 5:20 P.M. AND RECONVENE AT 5:40 P.M. *****

PRELIMINARY REVIEW**5. 1533 W VALERIO ST****A-2/R-1 Zone**

(5:40) Assessor's Parcel Number: 041-071-031
Application Number: MST2003-00338
Owner: James & Pamela Haldeman
Architect: Tom Ochsner
Agent: Justin Van Mullem

(Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR.)

(Project requires compliance with Planning Commission Resolution No. 007-07.)

SFDB-CONCEPT REVIEW (CONT.)**6. 1057 ARBOLADO RD****E-1 Zone**

(6:15) Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Engineer: Mike Gones

(This is a revised project description: Proposal for additions and alterations to an existing one-story 2,024 square foot single-family residence located on a 13,504 square foot lot in the Hillside Design District. Proposed are first floor additions of 374 square feet, a new 596 square foot second story with 346 s.f. deck, replace all roofing, complete exterior remodel, and repaving the driveway, and 50 cubic yards of fill grading. The project will result in a 2,840 square foot structure which is 68% of the maximum allowable FAR. Staff Hearing Officer approval of a modification to encroach into the front yard setback is requested.)

(Second Concept Review. Story poles will be installed prior to the hearing. Comments only; project requires environmental assessment and Staff Hearing officer approval of a modification.)

SFDB-CONCEPT REVIEW (CONT.)**7. 998 SYCAMORE CREEK LN****A-1 Zone**

(6:45) Assessor's Parcel Number: 021-050-061
 Application Number: MST2007-00507
 Owner: Marie Burke
 Designer: Susan Sherwin

(Proposal to construct a 4,188 square foot two-story single-family residence including an attached 539 square foot two-car garage and 357 square foot artist studio. The proposal includes approximately 3,400 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 4,188 square feet is 55% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission Resolution No. 039-92.)

(Third Concept Review. Project requires compliance with Planning Commission Resolution No. 039-02.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 41 NORTHRIDGE RD****A-1 Zone**

(7:15) Assessor's Parcel Number: 055-120-004
 Application Number: MST2007-00194
 Owner: Lance Anthony Gilbert
 Designer: Anthony Zermeno

(Proposal for a new 1,788 square foot second-story addition to an existing 2,494 square foot one-story single-family residence including 421 square foot garage, and construction of retaining walls to terrace the rear yard. The proposal includes re-roofing the house, enclosing an existing 113 square foot breezeway and 400 square foot patio cover, and terracing the rear yard with multiple retaining walls, stairs, and planters. Proposed grading is 1,891 cubic yards of fill and 2,028 cubic yards of recompaction. The project would also remove the existing arbor and hedge called out in ZIR2002-00674. The project is located on a 32,560 square foot lot in the Hillside Design District and the proposed total of 4,282 square feet is 88% of the maximum guideline FAR)

(Comments only; project requires environmental assessment.)

PRELIMINARY REVIEW**9. 122 LA PLATA****E-3/SD-3 Zone**

(7:50) Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Owner: David Shapiro
 Agent: Alicia Harrison
 Designer: Andrea Walhof
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(Project requires compliance with Staff Hearing officer resolution # 021-08.)

CONSENT CALENDAR – SEE SEPARATE AGENDA