



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 07, 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
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 | <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 <u>at the time of submittal & each time plans are revised.</u></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> |
| PRELIMINARY REVIEW | 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 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><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 22.68 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.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit 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.
- 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 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 July 03, 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.
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 June 30, 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.

PRELIMINARY REVIEW**1. 943 JIMENO RD****E-1 Zone****(3:15)**

Assessor's Parcel Number: 029-051-027
Application Number: MST2007-00398
Owner: Irwin and Marilyn Carasso Trust
Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 032-08.)

SFDB-CONCEPT REVIEW (CONT.)**2. 2290 LAS TUNAS RD****A-1 Zone**

(3:45) Assessor's Parcel Number: 019-072-014
Application Number: MST2008-00262
Owner: Donald Oas
Agent: Sophie Calvin

(Proposal for a 134 square foot first floor addition, a 580 square foot second story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 3050 SEA CLIFF****A-1/SD-3 Zone**

(4:15) Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal, Andrulitaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing Officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and approval of a Coastal Exclusion.)

PRELIMINARY REVIEW**4. 1294 BEL AIR DR****E-1 Zone**

(4:45) Assessor's Parcel Number: 049-231-002
Application Number: MST2008-00159
Owner: Peter And Celia Miko
Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including a 507 square foot attached garage and 193 square foot accessory structure. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,036 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

(Project requires compliance with Staff Hearing Officer Resolution No. 039-08.)

*****SCHEDULED BREAK FROM 5:15 P.M. UNTIL 5:35 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2111 MONTEREY ST****R-1 Zone**

(5:35) Assessor's Parcel Number: 043-032-006
Application Number: MST2008-00278
Owner: Steve and Lynn E. Rodriguez
Architect: Dennis Thompson

(Proposal for a new 679 square foot second-story addition to an existing 2,239 square foot one-story single-family residence including 433 square foot two-car garage. The proposal includes remodeling the front façade, and demolition of a patio cover. The proposed total of 2,918 square feet on the 8,723 square foot lot is 86% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 33 RUBIO RD****E-1 Zone**

(6:10) Assessor's Parcel Number: 029-341-011
Application Number: MST2008-00268
Owner: Brian J. Tharp

(Proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single-family residence including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2447 CALLE LINARES****E-1 Zone**

(6:45) Assessor's Parcel Number: 041-411-013
Application Number: MST2008-00291
Owner: Donna Silva
Architect: Bryan Pollard

(Proposal for a 725 square foot addition of a new lower level and stair for an existing two-story 1,978 square foot single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3410 SEA LEDGE LN****A-1/SD-3 Zone**

(7:20) Assessor's Parcel Number: 047-082-002
Application Number: MST2008-00277
Owner: George Mearce

(Proposal to modify a condition of approval and amend a Coastal Development Permit to allow three existing *Howea Forsteriana* "Sentry Palm" trees to exceed 98 feet above sea level. This project will require Planning Commission Approval of an amendment to the Covenants, Conditions, and Restrictions on the property.)

(Comments only; project requires Planning Commission approval of an amendment to the Covenants, Conditions, and Restrictions on the property.)

CONSENT CALENDAR – SEE SEPARATE AGENDA