



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 21, 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 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>
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 16, 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 July 07, 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.

SFDB-CONCEPT REVIEW (CONTINUED): PUBLIC HEARING**1. 321 EL MONTE DR****E-3/SD-3 Zone**

(3:15) Assessor's Parcel Number: 045-024-003
Application Number: MST2008-00218
Owner: Eugene Vernon
Designer: Julie Banks

(Revised proposal to demolish the existing one-story 1,765 square foot single-family residence with an attached two-car 400 square foot garage and construct a 2,763 square foot two-story single-family residence including a 407 square foot two-car garage. The total floor area of 2,763 square feet on a 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1242 SHORELINE DR****E-3/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 045-202-009
Application Number: MST2008-00319
Owner: Jody Herrick
Architect: James Zimmerman

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1425 MISSION RIDGE RD****A-2 Zone****(4:20)**

Assessor's Parcel Number: 019-103-023
Application Number: MST2008-00244
Owner: Escalera Living Trust
Architect: Suding Design Landscape Architects

(Proposal to permit an as-built 55-foot long retaining wall, 836 cubic yards of grading in the front yard and within the road right-of-way and an as-built pool removal. An entry gate and landscape plan are also proposed. The Planning Commission (PC) approved this project with conditions in 2006, but work has not commenced. The applicant requests a Staff Hearing Officer (SHO) project amendment to allow more fill and a higher wall height than was approved by the PC, and driveway re-engineering consistent with the proposed plan. Also requested are SHO approval to allow over height walls within The front setback and road encroachment permits. The project is located on a 1.9 acre lot in the Hillside Design District.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approvals of a project amendment and a modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2140 MISSION RIDGE RD****A-1 Zone**

(5:20) Assessor's Parcel Number: 019-071-003
Application Number: MST2008-00318
Owner: Disraeli Living Trust 8/24/01
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. The proposed total of 3,908 square feet on the 15,866 square foot lot in the Mission Area Special Design District is 89% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2211 WHITE AVE****E-3 Zone**

(5:55) Assessor's Parcel Number: 041-252-037
Application Number: MST2008-00308
Owner: Oliviander LLC
Architect: Kent Mixon

(Proposal for a 363 square foot first-floor addition and a new 408 square foot second-story for an existing 959 square foot one-story single-family residence. The proposal includes 471 square feet of first-floor decks and a 102 square foot second-floor deck. Parking would be provided in a new 234 square foot one-car carport attached to the house and also attached to the existing 220 square foot one-car carport. This application will abate the unpermitted setback encroachments noted as violations in Zoning Information Report 2008-00039. The proposed total of 2,183 square feet on the 5,486 square foot lot is slightly less than 85% of the maximum FAR. Staff Hearing Officer approval is requested for a modification to allow alterations to part of the existing house that is in the interior setback.)

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

*****SCHEDULED BREAK FROM 5:00 UNTIL 5:20 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2016 CLEVELAND AVE****R-2 Zone**

(6:30) Assessor's Parcel Number: 025-343-010
Application Number: MST2008-00307
Owner: Cynthia Napier
Architect: Tom Moore

(Proposal to convert an existing 220 square foot one-car garage to storage space and construct a new 380 square foot two-car carport with a roof deck. Staff Hearing Officer approvals of modifications are requested to allow conversion of the garage within the interior setbacks and to allow a reduction of the required open yard area. The existing 1,484 square foot one-story single-family residence is located on a 6,506 square foot lot in the Mission Area Special Design District. The proposed total of 2,084 is 74% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

SFDB-CONCEPT REVIEW (CONTINUED)**7. 2290 LAS TUNAS RD****A-1 Zone**

(7:05) Assessor's Parcel Number: 019-072-014
Application Number: MST2008-00262
Owner: Donald Oas
Agent: Sophie Calvin
Landscape Architect: Paul Wolthausen

(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.)

(Third Concept Review of site design and landscaping. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1781 CALLE PONIENTE****R-1 Zone**

(7:35) Assessor's Parcel Number: 041-021-015
Application Number: MST2008-00099
Owner: Ben F. Stinson
Architect: Thomas Jannino

(Proposal to construct a 540 square foot one-story addition to an existing 1,284 square foot single family residence and reconstruction of the existing attached 198 square foot one-car garage. The proposed total of 1,824 square feet on the 7,166 square foot lot in the Hillside Design District is 61% of the maximum FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA