



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 18, 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. 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 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 Thursday, August 14, 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 4, 2008.
- C. Consent Calendar. August 11, and August 18, 2008.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

MISCELLANEOUS DISCUSSION ITEM:**Measure G - November 2008 Utility Users Tax ballot measure**

Staff Presentation: Robert Peirson, Finance Director

(On July 1, 2008, the Santa Barbara City Council voted to place a measure on the November 4, 2008 ballot to reduce the Utility User's Tax (UUT) on telecommunications and cable TV from 6% to 5.75% and modernize the tax ordinance. Due to an IRS ruling and changes in telecommunications technology, the City of Santa Barbara could lose approximately \$4 million of its annual \$13 million UUT revenue. The UUT provides funding for essential government services such as police, fire, streets, libraries, parks and recreation. The City's UUT Ordinance was written prior to the introduction of cell phones, voice-over-Internet technology, and other telecommunication methods. The proposed UUT Ordinance will update provisions for telecommunications and specifically exclude Internet access service charges. Modernizing the City's UUT Ordinance as it relates to telecommunications requires a majority approval from City voters.)

(Committee comments are requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 281 SCHULTE LN****A-1 Zone**

(3:35) Assessor's Parcel Number: 055-230-002
 Application Number: MST2008-00264
 Owner: Mohammed Moharram

(Revised proposal for a 4,571 square foot two-story single-family residence including an attached 720 square foot two-car garage on a 1.83 acre vacant lot. Staff Hearing Officer approvals of modifications are requested for encroachment of the structure into the front setback and to provide guest parking spaces in the front setback on Schulte Lane. The proposed total of 4,571 square feet is 84% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**2. 1242 SHORELINE DR****E-3/SD-3 Zone**

(4:05) 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.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1478 LOU DILLON LN****A-2 Zone**

(4:35) Assessor's Parcel Number: 015-202-042
 Application Number: MST2007-00644
 Owner: Arturo Gonzalez
 Architect: AB Design Studio

(Proposal to construct a two-story 4,460 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

*****SCHEDULED BREAK FROM 5:05 P.M. UNTIL 5:25 P.M.*****

FINAL REVIEW**4. 133 W MOUNTAIN DR****A-1 Zone**

(5:25) Assessor's Parcel Number: 021-061-024
 Application Number: MST2007-00070
 Owner: James E. Moore
 Architect: Alex Pujo

(Proposal to construct a two-level 4,112 square foot single-family residence including a detached 496 square foot accessory art studio building, 427 square foot attached carport, two swimming pools, 981 cubic yards of total cut and fill grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposed total of 4,112 square feet is 67% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1304 CRESTLINE DR****E-1 Zone**

(6:00) Assessor's Parcel Number: 049-251-001
 Application Number: MST2008-00385
 Owner: Joe Weber and Jillian Reed
 Architect: Dawn Sherry

(Proposal for first- and second-floor additions and replacement of the existing sloped roof with a flat roof for an existing 2,790 square foot two-story single-family residence, including a 415 square foot attached two-car garage on a 10,605 square foot lot in the Hillside Design District. The proposal includes a 413 square foot addition to the first-floor, a 254 square foot addition to the second-floor, a 652 square foot roof deck on top of the first-floor with exterior stairs, a 42 square foot second-story deck, a rear patio, and swimming pool. Staff Hearing Officer approval of a Modification is requested for alterations in the side setback. The proposed total of 3,216 square feet is 84% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM**6. 1122 BEL AIR DR****R-1 Zone**

(6:30) Assessor's Parcel Number: 043-270-008
 Application Number: MST2008-00384
 Owner: Gerasim Lee and Gladys Monafo
 Architect: Dwight Gregory

(Proposal to abate violations in ENF2008-00801 and permit as-built decks, trellises, and spa and revert kitchen sink to bar sink for an existing single-family residence.)

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

SFDB-CONCEPT REVIEW (CONT.)**7. 321 EL MONTE DR****E-3/SD-3 Zone****(7:05)**

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.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA