



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 2, 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	<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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u> <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.
- 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. On Wednesday, August 27, 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 August 18, 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.

MISCELLANEOUS ACTION ITEM**1. CITYWIDE**

(3:15) Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2008-00105
 Owner: City of Santa Barbara
 Applicant: John Ewasiuk, Public Works

(Review and comment on the City's updated Outdoor Lighting and Streetlighting Design Guidelines.)

(Request for recommendation that City Council adopt the new guidelines.)

PRELIMINARY REVIEW**2. 812 ALSTON LN****A-2 Zone**

(3:40) Assessor's Parcel Number: 015-120-021
 Application Number: MST2008-00157
 Owner: Melville H. Haskell Jr. Revocable Trust
 Architect: Kirk Gradin

(Proposal to construct a 462 square foot two-car garage and a 1,256 square foot one-story addition to an existing 783 square foot detached accessory structure to create a new single-family residence on a newly subdivided 40,059 square foot lot in the Hillside Design District. The proposed total of 2,501 square feet is 51% of the maximum guideline FAR.)

(Project requires compliance with Planning Commission Resolution No. 041-07.)

SFDB-CONCEPT REVIEW (CONT.)**3. 933 E HALEY ST****2 Zone**

(4:10) Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela D. Rosas
Designer: Robert Ramos

(Proposal to add a 980 square foot second-story and a 71 square foot balcony. The existing 1,830 square foot one-story single-family residence including attached 535 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,810 square feet is 105% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 281 SCHULTE LN****A-1 Zone**

(4:40) 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 three-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.)

(Fourth Concept Review. Project requires environmental assessment and Staff Hearing Officer approvals of Modifications.)

***** SCHEDULED RECESS FROM 5:10 UNTIL 5:30 P.M. *****

PRELIMINARY REVIEW**5. 2102 GRAND AVE****R-2 Zone**

(5:30) Assessor's Parcel Number: 025-345-003
Application Number: MST2007-00242
Owner: Clarice E. Cornell
Architect: Henry Lenny

(Proposal for a 866 square foot second-story addition and stairs, a 130 square foot second-story covered deck, and interior remodeling for an existing 1,872 square foot one-story single-family residence on a 6,025 square foot lot in the Hillside Design District and the Mission Area Special Design District. The project has been revised to eliminate the setback encroachment and approval of a Modification is no longer requested. The proposed total of 2,738 square feet is 100% of the maximum guideline FAR.)

PRELIMINARY REVIEW**6. 3455 MARINA DR****A-1/SD-3 Zone**

(6:00) Assessor's Parcel Number: 047-022-004
Application Number: MST2007-00221
Owner: Silva Family Trust
Architect: Bryan Pollard
Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the Coastal Zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

(Project requires compliance with Planning Commission Resolution No. 017-08.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2924 HERMOSA RD****E-3/SD-2 Zone**

(6:35) Assessor's Parcel Number: 051-194-015
Application Number: MST2008-00396
Owner: Paula Kimbrell
Architect: Dwight Gregory, AIA

(Proposal for a 530 square foot partial basement and a 155 square foot addition to the main level and 235 square feet of decks for the existing 1,569 square foot one-story single-family residence. The existing residence includes an attached 198 square foot one-car garage and a 229 square foot detached accessory building on the 7,500 square foot lot. Staff Hearing Officer approval of a Modification is requested to allow alterations to the existing roof within the interior setback. The total proposed 2,254 square feet is 73% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 826 JIMENO RD****E-1 Zone**

(7:10) Assessor's Parcel Number: 029-042-003
Application Number: MST2008-00382
Owner: James Blascovich and Brenda Major
Applicant: Wade Davis Design

(Proposal to add a new covered front entry porch, and 812 square feet of additions by converting lower level crawl space, a 13 square foot addition to the upper level, demolition of a 191 square foot rear deck, 508 square feet of new lower-level rear decks, and 580 square feet of new upper-level rear decks. Staff Hearing Officer approval of a Modification is requested to allow the new porch to encroach into the front yard setback. The existing 2,598 square foot single-family residence, including a 458 square foot two car garage is located on a 9,077 net square foot lot in the Hillside Design District. The proposed total of 2,611 square feet is 75% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1617 ORAMAS RD****E-1 Zone****(7:45)**

Assessor's Parcel Number: 027-152-010

Application Number: MST2008-00163

Owner: Johnny and Sally Jordan

Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum FAR. Staff Hearing Officer approvals of Zoning Modifications are requested to allow the additions to encroach into two interior setbacks.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA