



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, September 29, 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 September 24, 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 Monday, September 15, 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**(3:15) TREE LANDSCAPING PROTECTION AND ENFORCEMENT**

Jaime Limón, Senior Planner, and Tim Downey, Urban Forest Superintendent.

CONCEPT REVIEW - NEW ITEM**1. 122 SANTA ROSA PL****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 045-201-023
 Application Number: MST2008-00407
 Owner: Stewart Family Trust
 Applicant: Erik Eppink

(Proposal to enclose an existing 180 square foot second-story covered porch. The existing two-story 1,749 square foot residence plus detached 751 square foot garage and accessory building is located on a 6,535 square foot lot. The proposed total of 2,680 square feet is 95% of the maximum FAR.)

(The project was referred from the Consent Calendar. Action may be taken if sufficient information is provided.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1704 PATERNA RD****E-1 Zone**

(4:10) Assessor's Parcel Number: 019-184-008
Application Number: MST2008-00208
Owner: Eileen Haber
Architect: Doug Reeves

(Proposal for repairs, remodeling, and 555 square feet of first-floor additions for an existing 2,863 square foot two-story single-family residence that was damaged by fire. The proposal includes a new driveway and two uncovered parking spaces in addition to the existing 340 square foot two-car garage the proposed total of 4,395 square feet on the 17,605 square foot lot in the Hillside Design District is slightly less than 100% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 1465 CRESTLINE DR****E-1 Zone**

(4:40) Assessor's Parcel Number: 049-241-009
Application Number: MST2008-00009
Owner: Daksha K. Oza
Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

(Second review at Full Board. Action may be taken if sufficient information is provided.)

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

PRELIMINARY REVIEW**4. 1057 ARBOLADO RD****E-1 Zone**

(5:30) Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Architect: Jeff Shelton

(This is a revised project description: Proposal for one and two-story 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 652 square feet, a new 698 square foot second-story, and a 581 square foot second-story deck, replace all roofing, complete exterior remodel, repaving the driveway, and 50 cubic yards of fill grading. Staff Hearing Officer approvals of Modifications for additions and alterations in the front yard setback and to provide part of the open yard in the front yard are requested. The proposed total of 3,220 square feet is 77% of the maximum allowable FAR.)

(Fifth Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 052-08.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 309 PALISADES DR****E-3/SD-3 Zone**

(6:00) Assessor's Parcel Number: 041-325-009
 Application Number: MST2008-00392
 Owner: James F. Mitchell Jr.
 Architect: Dawn Sherry

(Proposal to demolish an existing 302 square foot two-car attached carport with a 237 square foot deck above. The project has been revised to replace the carport and deck with a new 457 square foot two-car attached garage and a 307 square foot second-story addition above the proposed garage. The existing 1,368 square foot two-story single-family residence is located on a 8,016 square foot lot in the coastal zone. Staff Hearing Officer approval of a zoning Modification is requested for the garage to encroach into the interior setback. the proposed total of 2,132 square feet is 67% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3339 CLIFF DR****A-1/SD-3 Zone**

(6:35) Assessor's Parcel Number: 047-082-015
 Application Number: MST2008-00419
 Owner: L.A. Homenink and Marina Stephens
 Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot one-story single-family residence with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1103 LAS OLAS AVE****E-3/SD-3 Zone**

(7:10) Assessor's Parcel Number: 045-062-009
 Application Number: MST2008-00352
 Owner: Raymond John Felton
 Architect: Christine Pierron

(Proposal for a 225 square foot second-story addition for an existing 2,460 square foot two-story single-family residence including 413 square foot attached two-car garage. The proposed total square footage of 2,698 on the 6,393 square foot lot is 96% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1151 ALAMEDA PADRE SERRA****E-1 Zone****(7:45)**

Assessor's Parcel Number: 029-282-003

Application Number: MST2008-00417

Owner: Johannes and Ursula Bauer

Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA