



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, March 16, 2009

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 SFDB 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 SFDB 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 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.
- **APPEALS:** 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 Thursday, March 12, 2009 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 March 02, 2009.

C. Consent Calendar : March 9 and March 16, 2009.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

FINAL REVIEW**1. 2109 MOUNT CALVARY RD****A-1 Zone****(3:15)**

Assessor's Parcel Number: 021-073-017

Application Number: MST2007-00454

Owner: Kurt H. and Carole Kinzel

Architect: James LeCron

(Revised proposal to demolish an existing 2,556 square foot house and 400 square foot attached garage and construct a new two-story 5,471 square foot single-family residence, including an attached 750 square foot three-car garage on the 1.1 acre lot in the Hillside Design District. The project includes 481 square feet of second-story balconies and 752 square feet of first-floor decks. The proposal is 109% of the maximum guideline floor to area ratio [FAR].)

SFDB-CONCEPT REVIEW (CONT.)**2. 860 JIMENO RD and 1402 GRAND AVE****E-1 Zone****(3:45)**

Assessor's Parcel Number: 029-110-037 and 029-110-036

Application Number: MST2008-00402

Agent: Richele Mailand

Owner: Mr. and Mrs. Joseph Yob Trust

(Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

(Third Concept Review. Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)

SFDB-CONCEPT REVIEW (CONT.)**3. 6 ROSEMARY LN****E-1 Zone****(4:15)**

Assessor's Parcel Number: 015-093-017

Application Number: MST2009-00068

Owner: Karen Pick

Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 1600 W MOUNTAIN DR****A-1 Zone**

(4:45) Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Gardner Family Trust
 Applicant: Laura Bridley
 Architect: Bruce Biesmon-Simons
 Owner: Ted Gardner

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline FAR.)

(Second Concept Review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1510 W MOUNTAIN DR****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-050-014
 Application Number: MST2009-00112
 Owner: Christie Anne Powell Trust
 Applicant: Wade Davis Design

(Proposal for a pre-built single-family residence on a lot where a house and garage were destroyed by the Tea Fire. The new 552 square foot one-story single-family residence will be on display at the South Coast Earth Day Festival then transported to Mountain Drive and located approximately 200 feet to the west of the destroyed house. Parking will be provided in a one-car carport and one uncovered parking space. The proposed total of approximately 750 square feet on the 13 acre lot is 6% of the maximum guideline FAR.)

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

***** SCHEDULED BREAK FROM 5:50 UNTIL 6:10 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 119 CEDAR LN****E-1 Zone**

(6:10) Assessor's Parcel Number: 015-092-005
 Application Number: MST2009-00065
 Contractor: Arnold Brothers Construction
 Owner: Kurt Huffman Trust

(Proposal for remodel and a 500 square foot second-story addition for an existing 1,773 square foot one-story single-family residence, including attached 383 square foot two-car garage. The project includes a new front entry portico, 13 square foot addition to the garage, raising roof and roof pitch, new exterior finishes, doors, and windows, removing as-built storage sheds, and permitting or removing all other as-built work called out in ZIR2008-00352. Staff Hearing Officer approval of modifications is requested to allow alterations to the existing house within the setbacks. The proposed total of 2,336 square feet on the 7,700 square foot lot in the Hillside Design District is 75% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM**7. 1633 OVERLOOK LN****E-1 Zone**

(6:45) Assessor's Parcel Number: 015-191-001
 Application Number: MST2009-00092
 Owner: Steve McHugh
 Architect: Tom Meaney

(Proposal to convert an existing attached 564 square foot two-car garage to living space and construct an attached 566 square foot two-car garage with a 606 square foot bedroom above. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and construction of a new swimming pool. The proposed total of 3,713 square feet on the 25,236 square foot parcel is 78% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3515 MADRONA DR****E-3/SD-1/SD-2 Zone**

(7:20) Assessor's Parcel Number: 053-313-006
 Application Number: MST2009-00117
 Owner: Jones Family 1994 Living Trust
 Owner: Patricia Olson
 Agent: Kenneth Kruger

(Proposal to construct a new modular 2,395 square foot one-story single-family residence and attached 494 square foot attached two-car garage on a vacant lot where a residence was recently demolished. The total proposed 2,889 square feet on the 9,100 square foot lot is 83% of the maximum floor to area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 324 E CALLE LAURELES****E-3/SD-2 Zone****(7:55)**

Assessor's Parcel Number: 053-084-015

Application Number: MST2009-00084

Owner: Gregory D. and Wendi J. Chittick

Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. The proposed total of 1,551 square feet is 54% of the maximum FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA