



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, April 27, 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 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 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 Wednesday, April 22, 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 April 13, 2009.

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:

Presentation and Discussion of the Proposed Financial Plan and Operating Budget for Fiscal Year 2010

(3:10) City Staff: Bettie Weiss, City Planner

SFDB-CONCEPT REVIEW (CONT.)**1. 1633 OVERLOOK LN****E-1 Zone**

(3:30) Assessor's Parcel Number: 015-191-001
 Application Number: MST2009-00092
 Owner: Steve McHugh
 Architect: Tom Meaney

(Revised proposal to convert an existing attached 564 square foot two-car garage to living space, construct a 430 square foot one-story addition at the rear, and a 462 square foot two-car detached garage. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and a new pool in the front yard. Staff Hearing Officer approval of a modification is requested to allow the open yard area to be located in the front yard. The proposed total of 3,715 square feet on the 25,236 square foot parcel is 78% of the maximum guideline floor to area ratio [FAR].)

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

REVIEW AFTER FINAL**2. 197 LOMA MEDIA RD****E-1 Zone**

(4:00) Assessor's Parcel Number: 019-261-023
 Application Number: MST2006-00704
 Owner: Molly Diane Houston
 Architect: Christine Pierron

(Proposal for new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District.

(Second review of Review After Final to add elevator tower.)

PRELIMINARY REVIEW**3. 1327 CRESTLINE DR****E-1 Zone**

(4:30) Assessor's Parcel Number: 049-252-005
 Application Number: MST2008-00325
 Owner: Jorge Escamilla
 Architect: Jose Luis Esparza

(Proposal for a new 1,226 square foot second-story, and a 68 square foot first-floor addition for an existing 1,945 square foot one-story single-family residence, including attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.)

SFDB-CONCEPT REVIEW (CONT.)**4. 940 COYOTE RD****A-1 Zone**

(5:00) Assessor's Parcel Number: 021-062-006
 Application Number: MST2009-00001
 Owner: Bonnie Logaan-Zimmer Revocable Trust
 Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage increase the size of the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**5. 1689 FRANCESCHI RD****A-1 Zone**

(5:30) Assessor's Parcel Number: 019-021-019
Application Number: MST2009-00141
Owner: Jason Yardi
Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage, and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline FAR.)

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

***** SCHEDULED BREAK FROM 6:00 UNTIL 6:20 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**6. 119 CEDAR LN****E-1 Zone**

(6:20) 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.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 157 LA JOLLA DR****E-3/SD-3 Zone****(6:50)**

Assessor's Parcel Number: 041-362-005

Application Number: MST2006-00208

Owner: Henry D. Wadleigh**Owner: Gary and Michelle Covington**

(Proposal for a new 2,258 square foot two-story, single-family residence and attached 428 square foot garage on a vacant lot. The proposed total of 2,686 square feet on the 25,391 square foot lot in the Coastal Zone and the Hillside Design District is 56% of the maximum guideline floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

(Site Concept Review will precede a review of the architecture. Comments only; project requires Planning Commission approval of a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 581 LAS ALTURAS RD****E-1 Zone****(7:25)**

Assessor's Parcel Number: 019-281-007

Application Number: MST2009-00170

Owner: Bradley Vernon

Architect: Leonard Grant

(Proposal to demolish an existing 2,040 square foot one-story, single-family residence and 616 square foot garage, and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 320 SANTA CRUZ BLVD****E-3/SD-3 Zone****(8:00)**

Assessor's Parcel Number: 045-032-016

Application Number: MST2009-00123

Owner: Stewart Family Trust

Architect: Gregory Jenkins

(Proposal to construct a 455 square foot second-floor addition, a 19 square foot first-floor addition, a 190 square foot second-floor deck, a 300 square foot terrace, and demolition of 192 square feet of accessory space. The existing 982 square foot one-story single-family residence with a detached 296 square foot one-car garage is located on a 4,801 square foot lot in the Hillside Design District. The proposed total of 1,768 square feet is 74% of the maximum FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA