



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, May 11, 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.
- 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 May 06, 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 Monday, April 27, 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.

SFDB-CONCEPT REVIEW (CONT.)**1. 1596 ORAMAS RD****E-1 Zone**

(3:15) Assessor's Parcel Number: 029-060-022
 Application Number: MST2009-00035
 Owners: Maria Charles and Raymond Clemencon
 Architect: Kirk Gradin

(Project is revised to eliminate proposed third story. Proposal for a 415 square foot first floor addition and a 60 square foot second floor addition to an existing 1,778 square foot two-story single-family residence. The project includes an as-built 356 square foot two-car carport on the 8,712 square foot lot. The proposal includes the demolition of all as-built additions and alterations to the first and second floor to abate violations in ZIR2009-00006. A modification is requested for alterations to the existing roof and wall within the interior setback. The proposed total of 2,609 square feet is 77% of the maximum floor to lot area ratio [FAR].)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification. Project requires compliance with Planning Commission Resolution No. 002-08.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1464 LA CIMA RD****R-1 Zone**

(3:45) Assessor's Parcel Number: 041-022-032
Application Number: MST2008-00255
Owner: McCosker Trust
Applicant: Scott McCosker
Landscape Architect: Carol Gross

(Proposal to abate violations in ENF2008-00170 for minor re-grading including the construction of retaining walls, garden walls between and 24" and 42" in height and landscape stairs in the rear yard on a 9,693 square foot lot in the Hillside Design District.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 41 NORTHRIDGE RD****A-1 Zone**

(4:15) Assessor's Parcel Number: 055-120-004
Application Number: MST2007-00194
Owner: Lance Anthony Gilbert
Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck. The existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage are located on a 32,560 square foot lot in the Hillside Design District. No longer proposed are a second-story and retaining walls and grading to terrace the rear yard. The proposal includes exterior remodeling, re-roofing, and removal of the existing arbor and hedge called out in ZIR2002-00674. The proposed total of 3,646 square feet is 75% of the maximum guideline FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 960 W MOUNTAIN DR****A-1 Zone**

(4:45) Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1240 SANTA TERESITA DR****E-1/A-1 Zone****(5:15)**

Assessor's Parcel Number: 055-141-038
Application Number: MST2009-00163
Owner: Linda Nelson Brock Revocable Trust
Applicant: Day Construction

(Proposal to permit three as-built one-story additions totaling 787 square feet and two as-built patio covers totaling 562 square feet. The existing 2,375 square foot one-story single family residence with 390 square foot two-car garage is located on a 30,928 square foot lot in the Hillside Design District. The proposed total of 3,552 square feet is 75% of the maximum guideline FAR.)

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

***** SCHEDULE BREAK FROM 5:45 UNTIL 6:10 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1323 RIALTO LN****E-1 Zone****(6:10)**

Assessor's Parcel Number: 049-242-032
Application Number: MST2009-00195
Owner: Domenico Lala
Architect: David Van Hoy

(Proposal to construct a 313 square foot swimming pool cabana on top of an existing detached 385 square foot accessory building. Staff Hearing Officer approval of a modification is requested to exceed 500 square feet accessory space. The existing one-story 1,831 square foot single-family and attached 370 square foot two-car garage is located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,909 square feet is 66% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2224 GIBRALTAR RD****A-1 Zone**

(6:45) Assessor's Parcel Number: 021-180-004
Application Number: MST2009-00180
Owner: Alison Armour
Architect: Valerie Froscher

(Proposal for repairs and a 427 square foot first-floor addition, conversion of 278 square feet of garage space, a 596 square foot addition to the second-floor, and a 300 square foot carport. The existing 2,691 square foot two-story single-family residence suffered minor damage in the Tea Fire. The project requires a Substantial Conformance Determination by Planning Commission for the carport to be located outside of the building envelope. The proposed total of 4,292 square feet on the 11.5 acre lot is 39% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Substantial Conformance Determination by Planning Commission.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 830 ARBOLADO RD****A-1 Zone**

(7:20) Assessor's Parcel Number: 019-232-006
Application Number: MST2009-00185
Owner: Glen and Amy Bacheller
Agent: Raymond Appleton
Architect: Kurt Magness

(Proposal for as-built alterations consisting of a 464 square foot addition/conversion of an existing patio, the addition of 394 and 434 square foot wood decks, a 32 square foot outdoor garden fireplace, 10 square foot garden fountain, and a 200 square foot cistern for an existing 2,671 square foot one-story single family residence. The project requires Staff Hearing Officer review for the cistern to encroach into the front setback. The proposal will abate violations under ENF2008-01452. The proposed total of 3,686 square feet on the 1.16 acre lot in the Hillside Design District is 72% of the maximum guideline FAR.)

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

PRELIMINARY REVIEW**9. 2140 MISSION RIDGE RD****A-1 Zone****(7:55)**

Assessor's Parcel Number: 019-071-003

Application Number: MST2008-00318

Owner: Disraeli Living Trust

Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow the open yard area to be provided in the front yard. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution.)

CONSENT CALENDAR – SEE SEPARATE AGENDA