



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, June 08, 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 Thursday, June 04, 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 Tuesday, June May 26, 2009.
- C. Consent Calendar. June 1 and June 8, 2009.
- 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) GLASS RAILINGS**

Staff: Jaime Limón, Senior Planner

PRELIMINARY REVIEW**1. 1600 W MOUNTAIN DR****A-1 Zone****(3:30)**

Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Gardner Family Trust 3/29/00
 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.)

(Project requires compliance with Staff Hearing Officer Resolution 026-09.)

SFDB-CONCEPT REVIEW (CONT.)**2. 119 CEDAR LN****E-1 Zone****(4:00)**

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

(Revised proposal for remodel and a 215 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 2,051 square feet on the 7,700 square foot lot in the Hillside Design District is 66% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1337 CLIFF DR****E-3/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 045-041-004
 Application Number: MST2009-00200
 Owner: Michael Harrison

(Proposal for a 228 square foot first-floor addition, conversion of the existing attached 372 square foot garage to habitable space, and a new 683 square foot second-story for an existing 1,199 square foot one-story single-family residence. The project includes a new 414 square foot attached two-car garage. Staff Hearing Officer approval of a modification is requested for conversion of garage space within the interior setback. The proposed total of 2,926 square feet is 91% of the maximum FAR ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1935 E LAS TUNAS RD****A-1 Zone****(5:05)**

Assessor's Parcel Number: 019-083-006
 Application Number: MST2007-00504
 Owner: Ann Sarkis
 Architect: Peter Becker

(Proposal for major remodeling and a new 645 square foot second-story, a 95 square foot first-floor addition, and demolition of 12 square feet. The existing 2,717 square foot one-story single-family residence and 491 square foot attached two-car garage are located on a 36,580 square foot lot in the Hillside Design District. The proposed total of 3,936 square feet is 80% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2201 STANWOOD DR****A-1 Zone****(5:40)**

Assessor's Parcel Number: 019-034-003

Application Number: MST2008-00413

Owner: Vaidotas Vaitys and Judith Miltner-Vaitys

Designer: Tony Xiques

(Proposal to permit as-built work consisting of a 238 square foot porch enclosure, converting 494 square feet of detached accessory space back to garage space, interior remodel, and a footbridge across a tributary of Sycamore Creek. Also proposed is a new 39 square foot addition to the garage, removal of storage sheds from the setback, and trimming front hedge to 3.5 feet for traffic safety. The existing one-story 1,725 square foot single-family residence is located on a 1.2 acre lot in the Hillside Design District. The proposal will abate violations in ENF2007-01003. Staff Hearing Officer approval of a modification is requested to allow alterations to the house within the front setback. The proposed total of 2,457 square feet is 48% of the maximum guideline FAR.)

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

PRELIMINARY REVIEW**6. 2140 MISSION RIDGE RD****A-1 Zone****(6:15)**

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 of first-floor additions including a small storage building, and 77 square feet of second-floor additions. 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 a Planning Commission Resolution.)

CONSENT CALENDAR – SEE SEPARATE AGENDA