



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 15, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

PAUL ZINK, CHAIR
 GLEN DEISLER, VICE-CHAIR
 BERNI BERNSTEIN
 ERIN CARROLL
 WILLIAM MAHAN
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 SFDB 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, or by e-mail at toughman@SantaBarbaraCA.gov. Please check our website under City Calendar to verify 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 March 11, 2010, 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 1, 2010.
- C. Consent Calendar of March 8 and March 15, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM

- (3:10) Neighborhood Preservation Ordinance/Single Family Design Guidelines Update (NPO Update)**
Two-Year Review: Proposed Updates for Single Family Design Board Guidelines, Single Family Residential Design Guidelines and Ordinance.

(The Board is requested to forward recommendations to the Ordinance Committee and City Council.)

SFDB-CONCEPT REVIEW (CONT.)**1. 557 ARROYO AVE****E-1 Zone**

- (3:50)** Assessor's Parcel Number: 035-253-025
Application Number: MST2009-00549
Owner: Michael and Diane Greenwood
Designer: Don Gragg

(Proposal to construct a 233 square foot first story addition, a new 534 square foot second story, a balcony above garage, and replacement of all windows and doors. The existing 1,433 net square foot single-family residence and attached 486 net square foot garage is located on a 10,890 square foot lot in the Hillside Design District. The proposed total of 2,686 square feet is 70% of the maximum floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 226 EUCALYPTUS HILL DR****A-2 Zone**

(4:15) Assessor's Parcel Number: 015-050-017
 Application Number: MST2010-00055
 Owner: Cynthia D. Howard Trustee
 Architect: Greg Griffin

(Proposal for the demolition of an existing single family residence and construction of two new single family residences. The proposed main unit is a 6,122 square foot two-story residence with an attached 740 square foot three-car garage and a pool. The proposed additional dwelling unit is a 1,148 square foot one-story residence with an attached 277 square foot one-car garage, and a detached 430 square foot two-car garage with 210 square feet of accessory space. The project includes 5,920 cubic yards of grading, a private driveway to serve both units and will also serve two future houses on the adjacent lot to the south, and improvements on the adjacent lot for access and drainage. The proposed total of 8,927 square feet on the 2.5 acre lot in the Hillside Design District is 154% of the maximum floor to lot area ratio. Approvals were granted at City Council for a Lot Line Adjustment and a Performance Standard Permit for an additional dwelling unit.)

(Action may be taken if sufficient information is provided. Project requires compliance with Council Resolution No. 09-099.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1557 LA CRESTA CIR****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-033-019
 Application Number: MST2010-00002
 Owner: A Very Useful American Family, Tatiana Tikhonova
 Architect: Justin Van Mullem

(Proposal to construct a 223 square foot second-floor addition, a 253 square foot first-floor addition, and an 80 square foot addition to the garage for an existing 2,641 square foot two-story single-family residence and attached 401 square foot two-car garage. The project includes permitting and revising "as-built" site walls, fences, gates, and columns to comply with height limits at the front of the property. The proposed total of 3,598 square feet on the 10,240 square foot lot in the Hillside Design District is 96% of the maximum floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3240 BRAEMAR DR****A-1/SD-3 Zone**

(5:05) Assessor's Parcel Number: 047-030-048
 Application Number: MST2010-00061
 Owner: Richard Chung
 Architect: On Design Architects

(Proposal for 400 cubic yards of fill and 200 cubic yards of cut grading to construct a new tennis court. The proposal includes 10 foot tall tennis court fencing, pathway, landscaping, and storm water drainage system and retention basin. Existing development on the 1.5 acre lot in the Hillside Design District includes an existing two-story single family residence, attached two-car garage, pool and patios.)

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

***** SCHEDULED BREAK FROM 5:30 UNTIL 5:50 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1431 SHORELINE DR

E-3/SD-3 Zone

(5:50)

Assessor's Parcel Number: 045-185-010
Application Number: MST2010-00059
Owner: Lauren Emma 2005 Trust
Architect: Brian Nelson

(Proposal for an 830 square foot roof deck and a one-story 732 square foot addition for an existing one-story 2,476 square foot single-family residence on a 15,156 square foot lot. The proposal includes a 1,606 square foot patio and 685 square feet of remodeling. The proposed total of 3,828 square feet is 89% of the maximum guideline floor to lot area ratio. The project is located in the Hillside Design District and the appealable jurisdiction of the Coastal Zone and requires Planning Commission review of a Coastal Development Permit.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1957 EUCALYPTUS HILL RD

A-2 Zone

(6:15)

Assessor's Parcel Number: 015-040-026
Application Number: MST2010-00047
Owner: Nelle Family Trust

(Proposal to permit the as-built enclosure of 481 square feet of covered second floor patio, permit a 42 square foot attached storage space, and remove an exterior spiral stair. The project will abate violations listed in ENF2009-01147 and ZIR2009-00342. The existing 2,238 square foot two-story single family and attached 678 square foot two-car garage is located on a 19,533 square foot lot in the Hillside Design District. The proposed total of 3,439 square feet is 76% of the maximum guideline floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 921 ARBOLADO RD****A-1 Zone**

(6:40) Assessor's Parcel Number: 019-251-003
 Application Number: MST2010-00053
 Owner: Fristoe Family Trust
 Architect: Don Nulty

(Proposal to construct a new 3,760 square foot, two-story single-family residence with attached 566 square foot two-car garage. Also proposed is a new swimming pool, a 500 square foot cabana, approximately 1,400 square feet of attached terraces, three detached garden terraces, related hardscaping and site walls, and approximately 300 cubic yards of cut and fill grading. The existing 2,730 square foot two-story single-family residence and attached 382 square foot two-car garage will be demolished. The proposed total of 4,826 square feet on the 36,765 square foot lot in the Hillside Design District is 99% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1517 CLIFF DR****E-3/SD-3 Zone**

(7:05) Assessor's Parcel Number: 045-031-022
 Application Number: MST2010-00052
 Owner: Mark C. Griffith
 Architect: Tom Ochsner

(Proposal for a new 750 square foot detached garage with a 500 square foot second-story accessory space above. An existing 350 square foot detached carport would be demolished. The 12,197 square foot lot in the coastal zone is developed with a 1,855 square foot one-story single-family residence. The proposed total of 3,105 square feet is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested to allow the proposed garage to exceed 500 square feet.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA