



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 12, 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	<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</u> plans are required <u>at the time of submittal</u> & 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 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.
- 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, 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 April 12, 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 29, 2010.
- C. Consent Calendar of April 5 and April 12, 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 Residential Design Guidelines Update (NPO Update) Two Year Review. Final review of proposed updates to the Single Family Design Board Guidelines and Single Family Residential Design Guidelines. The majority of the proposed changes have been previously reviewed by the SFDB, this is a final review of the formatted revisions. SDFB Guideline changes are focused on noticing, design review triggers, staff administrative approvals, parking, subdivision projects, green building standards for large residences, and project time extensions and expirations. Design guideline changes are focused on landscaping, parking, covered outdoor areas, Floor to Lot Area Ratio implementation, glass railings, basements, lighting, and fences.

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

PRELIMINARY REVIEW**1. 1935 E LAS TUNAS RD****A-1 Zone**

(3:25) Assessor's Parcel Number: 019-083-006
 Application Number: MST2009-00563
 Owner: Fuad Sarkis
 Architect: Peter Becker, Architect

(Proposal for as-built stone walls, pedestrian entry gates, driveway gate, new driveway, and landscaping. Approval of this project will abate enforcement case ENF2009-00705.)

PRELIMINARY REVIEW**2. 1429 CLEARVIEW RD****R-1 Zone**

(3:50) Assessor's Parcel Number: 041-102-009
 Application Number: MST2008-00194
 Owner: Amy Sachs
 Designer: Gil's Landscaping and Tree Service

(Proposal to permit approximately 100 linear feet of as-built retaining walls and a 330 square foot wooden deck with spa and stairs. The project will abate violations in enforcement case ENF2008-00033.)

(Project requires compliance with Staff Hearing Officer Resolution No. 087-09.)

PRELIMINARY REVIEW**3. 960 W MOUNTAIN DR****A-1 Zone**

(4:15) 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 floor to area ratio.)

(Second review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1750 SYCAMORE CANYON RD****A-1 Zone**

(4:40) Assessor's Parcel Number: 013-163-016
 Application Number: MST2010-00089
 Owner: Otto and Ingrid Schenck, Trustees
 Agent: Suzanne Elledge Planning and Permitting
 Engineer: David Schrier, P.E.
 Owner: Landscape Repair Foundation
 Contractor: Schipper Construction

(This project is for Phases IV and V of the Sycamore Canyon Emergency Landslide Repair Project. Proposal to construct a modular block retaining wall and other repair and drainage structures which cross the City/County boundary. Approximately 105 linear feet of the retaining wall is located within the City, along with 8,600 cubic yards of cut and 6,600 cubic yards of fill grading. Maximum height of the wall is approximately 7 feet. The area of the repair will be revegetated.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1111 SAN ANDRES ST****R-2 Zone**

(5:05) Assessor's Parcel Number: 039-192-033
Application Number: MST2009-00411
Owner: Jaime and Rosa J. Ortega
Architect: Jerome White
Contractor: Mann Construction

(Proposal to construct a 733 square foot two-story addition, a new second entrance and driveway from Carrillo Street, a 426 square foot two-car carport, a 352 square foot covered patio on the first floor, and a 147 square foot covered deck on the second floor. The existing 859 square foot one-story single-family residence is located on a 8,875 square foot lot. The proposed total of 2,400 square feet is 71% of the maximum guideline floor to lot area ratio.)

PRELIMINARY REVIEW**6. 129 CALLE BELLO****A-2 Zone**

(5:30) Assessor's Parcel Number: 015-340-005
Application Number: MST2007-00193
Owner: Oscar Ball
Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

CONSENT CALENDAR – SEE SEPARATE AGENDA