



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

Board members are asked to conduct an independent site visit to 1935 E. Las Tunas

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, April 26, 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	Master Application & Submittal Fee - (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.
- **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 21, 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 April 12, 2010, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEMS

(3:10) **Community Development Department Budget Information for Fiscal Year 2011.**
(Bettie Weiss, City Planner)

(3:35) **Plan Santa Barbara General Plan Update** - Review of Draft General Plan documents and Draft Environmental Impact Report. (Bettie Weiss, City Planner)

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

(3:55) 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.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 2501 MEDCLIFF RD****E-3/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 041-330-024
Application Number: MST2008-00366
Owner: Albert F. Zech Trustee
Applicant: Chris Price
Agent: Sid Goldstein

(Proposal to subdivide two existing parcels at 2501 and 2505 Medcliff into four parcels varying in size from 50,491 to 20,374 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel is not proposed to be developed at this time. The proposal includes 235 cubic yards of grading to improve the existing private driveway. A new driveway and a 400 square foot two-car carport is proposed for the front house at 2505 Medcliff, and a new driveway is proposed for the front house at 2501 Medcliff. The project is located in the Hillside Design District and the Coastal Zone. Planning Commission approvals are requested for the subdivision, including a Coastal Development Permit, two street frontage modifications, a street frontage waiver, and a Performance Standard Permit for an additional dwelling unit.)

(Comments only; project requires environmental assessment and Planning Commission review of a subdivision, modifications, waiver, a Coastal Development Permit, and a Performance Standard Permit.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1431 SHORELINE DR****E-3/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 045-185-010
Application Number: MST2010-00059
Owner: Lauren Emma, 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.)

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

PRELIMINARY REVIEW**4. 129 CALLE BELLO****A-2 Zone**

(5:15) 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.)

***** SCHEDULED BREAK FROM 5:40 UNTIL 6:00 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1131 LOS PUEBLOS RD****E-3 Zone**

(6:00) Assessor's Parcel Number: 031-071-028
 Application Number: MST2010-00079
 Owner: Richard and Vera J Scheeff Family Trust
 Architect: Bryan Murphy

(Proposal to demolish 607 square feet of floor area and construct a 1,030 square addition to an existing two-story 2,258 square foot single-family residence. The existing one-car garage and one-car carport will be replaced with an attached 500 square foot two-car garage. Three redwood trees are proposed to be removed. A new retaining wall is proposed in the rear yard. The proposed total of 3,275 square feet on the 15,921 square foot lot in the Hillside Design District is 75% of the maximum guideline floor to lot area ratio. Staff Hearing officer approval of a modification is requested for the proposed deck and stairs to encroach into the front setback.)

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

PRELIMINARY REVIEW**6. 41 NORTHRIDGE RD****A-1 Zone**

(6:25) 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 floor to lot area ratio.)

(Fourth review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1628 OVERLOOK LN****E-1 Zone**

(6:50) Assessor's Parcel Number: 015-192-008
 Application Number: MST2010-00075
 Owner: Giovanni Vigna
 Architect: Jason Grant

(Proposal for a 440 square foot two-story addition at the rear of an existing 2,424 square foot two-story single-family residence. The proposal includes a new entry porch, a new 99 square foot attached carport, replacement of all windows and doors, replacement of siding, and removal of arbor and fence. Staff Hearing officer approval is requested for alterations to the house and for the carport to be located in the front setback. The proposed total of 3,207 square feet on the 17,832 square foot lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 507 BROSIAN WAY****A-1/SD-3 Zone**

(7:15) Assessor's Parcel Number: 047-030-010
 Application Number: MST2010-00109
 Owner: Forouzandeh Family Trust
 Architect: Gil Barry

(Proposal for a new one-story 4,000 square foot single-family residence, attached one- and two-car garages totaling 660 square feet. The project includes a new driveway, motorcourt, pool, patios, landscaping, and 500 cubic yards of cut and fill grading balanced on site. The proposed total of 4,660 square feet on a 1.87 acre vacant lot in the Hillside Design District and the Coastal Zone is 85% of the maximum floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 819 ROBERTO AVE****E-1 Zone**

(7:40) Assessor's Parcel Number: 035-083-009
 Application Number: MST2010-00102
 Owner: Ryan W. Muzzy
 Applicant: Ryan and Sarah Muzzy

(Proposal for a new 1,400 square foot second-story and a 314 square foot addition to the first floor of the existing 1,311 square foot one-story single-family residence and attached 421 square foot two-car garage. The project includes a 300 square foot covered second-floor balcony at the front, a 364 square foot covered patio at the rear, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,446 square feet on the 9,037 square foot lot in the Hillside Design District is slightly less than 100% of the maximum floor to lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA