



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 10, 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 <u>folded plans</u> 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, 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 May 5, 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 26, 2010.
- C. Consent Calendar of May 3 and May 10, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 122 LA PLATA****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Owner: David Shapiro
 Agent: Alicia Harrison
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a Modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(Referred from Consent Calendar to Full Board. Review After Final for alterations to the second-story resulting in a reduction of eight square feet and a small increase to the front balcony.)

PRELIMINARY REVIEW**2. 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.)

SFDB-CONCEPT REVIEW (CONT.)**3. 860 JIMENO RD & 1402 GRAND AVE**

(3:45) Assessor's Parcel Number: 029-110-037
 Application Number: MST2008-00402
 Agent: Richele Mailand
 Owner: Todd Drevo

(This project has been revised to add a 603 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor to lot area ratio. Staff Hearing Officer determination of substantial conformance is requested. Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

(Comments only; project requires Staff Hearing Officer determination of substantial conformance.)

SFDB-CONCEPT REVIEW (CONT.)**4. 2501 MEDCLIFF RD****E-3/SD-3 Zone**

(4:10) 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.)

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

REVIEW AFTER FINAL

5. 1562 LA VISTA DEL OCEANO DR E-1 Zone

(4:35) Assessor's Parcel Number: 035-180-078
 Application Number: MST2009-00376
 Architect: Zehren and Associates
 Owner: Vikram Verma

(This is a revised Project Description: Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 455 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

(Referred from Consent Calendar to Full Board. Review After Final for redesigned main-level deck, terrace, and spa.)

SFDB-CONCEPT REVIEW (CONT.)

6. 921 ARBOLADO RD A-1 Zone

(5:00) Assessor's Parcel Number: 019-251-003
 Application Number: MST2010-00053
 Owner: Fristoe Family Trust
 Architect: Don Nulty AIA

(This is a revised project description: 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 392 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 4,718 square feet on the 36,765 square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

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

PRELIMINARY REVIEW**7. 129 CALLE BELLO A-2 Zone**

(5:25) 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.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2222 SANTA BARBARA ST E-1 Zone**

(5:50) Assessor's Parcel Number: 025-202-011
 Application Number: MST2010-00121
 Owner: Lorenzo G. and Angelina C. Martel Trustee
 Applicant: Libby McClure
 Designer: Ubaldo Diaz

(Proposal for a new front entry porch and alterations to two front windows. Staff Hearing Officer approval of a Modification is requested for these alterations located within the front setback. The existing two-story single-family residence was recently demolished. The project is located on a 9,947 square foot lot in the Mission Area Special Design District.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1528 SANTA ROSA AVE E-3/SD-3 Zone**

(6:15) Assessor's Parcel Number: 045-131-018
 Application Number: MST2010-00013
 Owner: Pfadenhauer Family Trust
 Architect: Bildsten and Sherwin

(Proposal for 526 square feet of first-floor additions and a new 275 square foot second-story for an existing 1,505 square foot one-story single-family residence. The existing 195 square foot carport will be demolished and a 271 square foot one-car garage and one uncovered parking space is proposed. The proposed total of 2,577 square feet on the 10,132 square foot lot is 69% of the maximum floor to lot area ratio.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2717 EL PRADO RD****E-3/SD-2 Zone**

(6:40) Assessor's Parcel Number: 051-281-009
Application Number: MST2010-00113
Owner: Lisa A. Petraitis
Architect: Kent Mixon

(Proposal for a 822 square foot below grade addition and a 496 square foot second-story accessory space addition above the existing detached 356 square foot two-car garage. The project includes a new pool, terraces, stairs, planters, and retaining walls. Also proposed is removal of a trellis to be replaced with a new covered patio at the rear of the existing 1,563 square foot one-story single-family residence. The proposed 2,648 square feet includes a 50% deduction of partially below grade square footage, resulting in a total of 71% of the maximum floor to lot area ratio on the 10,557 square foot lot. Staff Hearing Officer approval of Modifications is requested for a second-story guard rail to encroach into the interior setback and for the accessory space to exceed the maximum allowable 500 square feet.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA