



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 21, 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 <u>at the time of submittal & each time plans are revised.</u> <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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 June 17, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

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 June 17, 2010.
- C. Consent Calendar of June 14 and June 21, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM:**(3:10) 2010 DESIGN REVIEW TRAINING #2: Enhancing Your Community Through Tree Preservation.**

Technical know-how is only one part of protecting trees during the land planning process. Understanding and overcoming the hidden barriers to tree preservation are also critical to planning success. Planners, property owners, engineers, landscape architects and contractors want — and are increasingly required — to save trees. But team members may not be fully aware of the obstacles and opportunities that are present when preserving and building a tree-filled community. Todd Degner speaks about the common barriers to tree preservation as well as proactive steps for overcoming them.

Todd Degner is the Business Manager of Tree Preservation and Land Restoration for The Care of Trees. In this position he has increased tree preservation awareness and gained recognition in the Great Lakes planning, engineering, and architectural communities as a premier provider of tree preservation expertise and service. His work with not-for-profit organizations like Openlands and Chicago Wilderness has provided energy and direction for a regional tree preservation and land restoration vision that will protect natural resources throughout the Great Lakes region for generations to come.

SFDB-CONCEPT REVIEW (CONT.)**1. 226 EUCALYPTUS HILL DR****A-2 Zone**

(4:10) Assessor's Parcel Number: 015-050-017
Application Number: MST2010-00055
Owner: Cynthia Dee 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.)

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

SFDB-CONCEPT REVIEW (CONT.)**2. 376 LAS ALTURAS RD****A-1 Zone**

(4:45) Assessor's Parcel Number: 019-312-021
Application Number: MST2010-00123
Owner: Kevin G. Cravens
Architect: Sherry and Associates
Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 575 W MOUNTAIN DR****A-1 Zone**

(5:10) Assessor's Parcel Number: 021-110-014
 Application Number: MST2010-00164
 Owner: Kelly M. Knight
 Architect: Roderick Britton

(Proposal for two uncovered parking spaces and to legalize the as-built removal of a two-car carport. The proposal includes permitting the as-built 5 foot high steel entry gate and relocating a 120 square foot storage shed to conform to the setback to abate violations in ENF2010-00164. The proposed total of 2,413 square feet on the 1.2 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

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

PRELIMINARY REVIEW**4. 1478 LOU DILLON LN****A-2 Zone**

(5:35) Assessor's Parcel Number: 015-202-042
 Application Number: MST2007-00644
 Owner: Arturo Gonzalez
 Architect: AB Design Studio

(Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

*****Scheduled Break from 6:00 until 6:20 p.m.*****

SFDB-CONCEPT REVIEW (CONT.)**5. 2102 EDGEWATER WAY****E-3/SD-3 Zone**

(6:20) Assessor's Parcel Number: 041-344-009
 Application Number: MST2010-00136
 Owner: Jason and Robyn O'Hearn Family Trust 8
 Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 497 square feet at the upper-level and 363 square feet at the lower-level, and a 255 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,511 square feet is 99% of the maximum floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

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

SFDB-CONCEPT REVIEW (CONT.)**6. 119 CEDAR LN****E-1 Zone**

(6:45) Assessor's Parcel Number: 015-092-005
Application Number: MST2009-00065
Contractor: Arnold Brothers Construction
Owner: Kurt Huffman Trust
Architect: James Macari

(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 floor to area ratio.)

(Fourth Concept Review; first review with new architect. Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

SFDB-CONCEPT REVIEW (CONT.)**7. 819 ROBERTO AVE****E-1 Zone**

(7:05) Assessor's Parcel Number: 035-083-009
Application Number: MST2010-00102
Owner: Ryan W. Muzzy
Applicant: Ryan and Sarah Muzzy

(Proposal for a new 1,160 square foot second-story and a 214 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 150 square foot covered second floor balcony at the front, 475 square feet of covered patios at the first floor, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,106 square feet on the 9,037 square foot lot in the Hillside Design District is 89% 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**8. 102 ONTARE HILLS LN****A-1 Zone**

(7:30) Assessor's Parcel Number: 055-160-054
Application Number: MST2010-00156
Owner: Wypac IV, LLC
Architect: Bill Wolf
Owner: Stephen P Wiley

(Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Planning Commission Resolution No. 032-05.)

CONSENT CALENDAR – SEE SEPARATE AGENDA