



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.

PLEASE NOTE TUESDAY MEETING DATE

Tuesday, July 06, 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
 BRIAN MILLER
 JAMES ZIMMERMAN
 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.
- **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 toughman@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 Thursday, July 1, 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 21, 2010.
- C. Consent Calendar of June 28 and July 6, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1466 LA CIMA RD****R-1 Zone**

(3:10) Assessor's Parcel Number: 041-022-031
 Application Number: MST2006-00145
 Owner: John H. and Kathy S. Cook
 Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor to lot area ratio.)

(Project was referred from Consent Calendar. Review After Final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)

SFDB-CONCEPT REVIEW (CONT.)**2. 226 EUCALYPTUS HILL DR****A-2 Zone****(3:40)**

Assessor's Parcel Number: 015-050-017
 Application Number: MST2010-00055
 Owner: Howard Cynthia Dee Trustee
 Architect: Greg Griffin, Shubin and Donaldson

(Proposal for the demolition of an existing single-family residence and construction of two new single-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.)

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

SFDB-CONCEPT REVIEW (CONT.)**3. 819 ROBERTO AVE****E-1 Zone****(4:05)**

Assessor's Parcel Number: 035-083-009
 Application Number: MST2010-00102
 Owner: Ryan W. Muzzy
 Applicant: Ryan and Sarah Muzzy
 Designer: Christine Daniel

(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.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 1528 SANTA ROSA AVE****E-3/SD-3 Zone****(4:30)**

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.)

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

PRELIMINARY REVIEW**5. 1478 LOU DILLON LN****A-2 Zone****(4:55)**

Assessor's Parcel Number: 015-202-042
 Application Number: MST2007-00644
 Owner: Arturo Gonzalez
 Architect: Clay Aurell, 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 floor to lot area ratio.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1411 JESUSITA LN****A-1 Zone****(5:20)**

Assessor's Parcel Number: 055-240-021
 Application Number: MST2010-00183
 Owner: Robeck 1997 Trust
 Architect: Josh Blumer, AB Design Studio

(Proposal for 901 square feet of one-story additions and a 385 square foot trellis for an existing 3,275 square foot single-family residence with a 595 square foot attached three-car garage. The proposed total of 4,771 square feet is located on a 3.2 acre lot in the Hillside Design District.)

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

CONCEPT REVIEW - NEW ITEM**7. 1607 SHORELINE DR****E-3/SD-3 Zone**

(5:45) Assessor's Parcel Number: 045-173-042
 Application Number: MST2010-00193
 Owner: Chad Yonker
 Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence with an attached two-car garage. The project includes a 549 square foot first floor addition, a 1,281 square foot second floor addition, the demolition of 405 square feet of floor area and two existing decks totaling 431 square feet, a new 150 square foot, second floor deck and new 826 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42". Total development on site will result in a 4,459 square foot structure, which is 96% of the maximum guideline floor-to-lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1233 MISSION RIDGE RD****E-1 Zone**

(6:10) Assessor's Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 1998 Trust
 Architect: Lloyd Malar
 Architect: Mark Shields

(Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences. The proposal includes a 5,922 square foot two-story single-family residence with an attached 436 square foot two-car garage, 992 square foot covered patio, 273 square foot second-story deck, pool, spa, hardscape and retaining walls. The second proposed residence is a 920 square foot one-story additional dwelling unit with a 468 square foot two-car garage attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow the additional dwelling unit. The proposed total of 7,746 square feet for two units on the 31,584 square foot lot in the Hillside Design District is 161% of the maximum guideline floor to lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA