



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

**THE BOARD IS REQUESTED TO CONDUCT INDEPENDENT
SITE VISITS TO 380 EL CIELITO ROAD**

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

Monday, August 2, 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
DENISE WOOLERY
JIM ZIMMERMAN

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 <u>folded</u> plans are required at the <u>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 Thursday, July 29, 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 July 19, 2010.
- C. Consent Calendar of July 26 and August 2, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 376 LAS ALTURAS RD****A-1 Zone****(3:10)**

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 for 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.)

PRELIMINARY REVIEW**2. 1517 CLIFF DR****E-3/SD-3 Zone**

(3:35) Assessor's Parcel Number: 045-031-022
Application Number: MST2010-00052
Owner: Mark C. Griffith
Architect: Tom Ochsner

(Proposal for a new 750 square foot detached garage with a 500 square foot second-story accessory space above. An existing 350 square foot detached carport would be demolished. The 12,197 square foot lot in the coastal zone is developed with a 1,855 square foot one-story single-family residence. The proposed total of 3,105 square feet is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested to allow the proposed garage to exceed 500 square feet.)

(Project requires compliance with Staff Hearing Officer Resolution No. 023-10.)

FINAL REVIEW**3. 226 EUCALYPTUS HILL DR****A-2 Zone**

(4:00) Assessor's Parcel Number: 015-050-017
Application Number: MST2010-00055
Owner: Cynthia D. 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.)

(Project requires compliance with Council Resolution No. 09-099.)

PRELIMINARY REVIEW**4. 1131 LOS PUEBLOS RD****E-3 Zone**

(4:25) Assessor's Parcel Number: 031-071-028
 Application Number: MST2010-00079
 Owner: Richard W. and Vera J. Scheeff 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.)

(Project requires compliance with Staff Hearing Officer Resolution No. 034-10.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 526 SEA RANCH DR****A-1/SD-3 Zone**

(4:50) Assessor's Parcel Number: 047-021-017
 Application Number: MST2009-00447
 Owner: Dan Clause
 Landscape Architect: Sam Maphis
 Architect: Don Nulty

(Proposal for additions and remodeling for an existing 2,277 square foot, one-story, single-family residence and attached 519 square foot two-car garage. Additions consist of 923 square feet on the first floor, and a new 410 square foot second-story. The proposed total of 4,129 square feet on the 1.6 acre lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio. Proposed new construction also includes drainage improvements at orchard and grading for additions and auto court. The project includes abatement of violations in enforcement case ENF2008-00922 by permitting as-built work consisting of 700 cubic yards of fill grading for orchard, and drainage, paving, landscaping and retaining wall.)

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

CONCEPT REVIEW - NEW ITEM**6. 380 EL CIELITO RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 021-082-004
 Application Number: MST2010-00211
 Owner: Frank and Lynn Kirk Trust

(Proposal is for approval of an "as-built" 617 feet of six foot tall galvanized chain link fence along Cielito Lane. Trumpet vines are proposed to be planted on the fence. The project will abate violations in ENF2010-00374.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1213 HARBOR HILLS DR****(5:40)**

Assessor's Parcel Number: 035-480-037
Application Number: MST2009-00385
Owner: Sharon Clenet Trust
Applicant: Jarrett Gorin

(Proposal for a new 4,217 square foot two-story residence, detached 627 square foot three-car garage, driveway, swimming pool, patios, and retaining walls. Six existing Roger's Tract parcels are proposed to be merged to create a vacant 1.1 acre site in the Hillside Design District. Total proposed grading is 1,290 cubic yards, with 486 cubic yards to be exported from the site. The proposed total floor area of 4,889 square feet is 97% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for a street frontage Modification.)

(Comments only: project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)

CONSENT CALENDAR – SEE SEPARATE AGENDA