



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, August 16, 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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, August 12, 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 August 16, 2010.
- C. Consent Calendar of August 9 and August 16, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 380 EL CIELITO RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 021-082-004

Application Number: MST2010-00211

Owner: Frank and Lynn Kirk Revocable Trust

(Proposal for 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.)

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

PRELIMINARY REVIEW**2. 1131 LOS PUEBLOS RD****E-3 Zone****(3:35)**

Assessor's Parcel Number: 031-071-028
Application Number: MST2010-00079
Owner: Richard W. and Vera J. Scheef Family Trust
Architect: Bryan Murphy

(Proposal to demolish 564 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 3,172 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.)

IN-PROGRESS REVIEW**3. 921 ARBOLADO RD****A-1 Zone****(4:00)**

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.)

(Review of landscaping and colors and materials.)

SFDB-CONCEPT REVIEW (CONT.)**4. 526 SEA RANCH DR****A-1/SD-3 Zone**

(4:25) 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.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3020 SERENA RD****E-3/SD-2 Zone**

(4:50) Assessor's Parcel Number: 051-172-010
Application Number: MST2010-00235
Owner: David Mendro and Patrice Surmier

(Proposal for a new 766 square foot second-story addition and a 359 square foot first floor addition to an existing 1,370 square foot one-story single-family residence. The existing 468 square foot attached two-car garage will be demolished and replaced with an attached 456 square foot two-car garage. The proposed total of 2,951 square feet on the 10,948 square foot lot is 77% of the maximum floor to lot area ratio.)

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

SFDB-CONCEPT REVIEW (CONT.)**6. 575 W MOUNTAIN DR****A-1 Zone**

(5:15) 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 ENF2010-00363. 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.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA