



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 30, 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
MICHELLE BEDARD, 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 at the time of submittal & each time plans are revised.</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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@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 26, 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, 2010.
- C. Consent Calendar of August 23 and August 30, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 226 EUCALYPTUS HILL DR****A-2 Zone**

(3:10) Assessor's Parcel Number: 015-050-017
 Application Number: MST2010-00055
 Owner: Cynthia Howard Trustee
 Architect: Greg Griffin

(Proposal for the demolition of an existing single-family residence and construction of two new single-family residences on a 2.5 acre lot in the Hillside Design District. 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 6,862 square feet for Unit 1 is 134% of the maximum guideline floor to lot area ratio. The proposed total of 2,065 square feet for Unit 2 is 41% the maximum guideline 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.)

(Preliminary Approval was granted 7/6/10. Final Approval is requested.)

FINAL REVIEW**2. 507 BROSIAN WAY****A-1/SD-3 Zone**

(3:40) Assessor's Parcel Number: 047-030-010
Application Number: MST2010-00109
Owner: Forouzandeh Family Trust
Architect: Gil Barry

(Proposal for a new one-story 4,000 square foot single-family residence, attached one- and two-car garages totaling 700 square feet. The project includes a new driveway, motor-court, pool, patios, landscaping, and 1000 cubic yards of cut and fill grading. The proposed total of 4,700 square feet on a 1.87 acre vacant lot in the Hillside Design District and the Coastal Zone is 86% of the maximum floor to lot area ratio guideline.)

(Preliminary Approval granted 5/24/10. Final Approval is requested.)

PRELIMINARY REVIEW**3. 2010 EMERSON AVE****R-2 Zone**

(4:05) Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Charles Bradford and Cathy Ann Simon
Designer: Mark Morando

(Proposal to address violations in ENF2009-00219 by permitting as-built alterations to the second floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of three modifications is requested: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for the circular driveway to remain in the front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 039-10.)

IN-PROGRESS REVIEW**4. 819 ROBERTO AVE****E-1 Zone**

(4:30) 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 189 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 100 square foot covered second-floor balcony at the front, 485 square feet of covered patios at the first floor, replacement of existing doors and windows, and reroofing the existing garage. The proposed total of 3,081 square feet on the 9,037 square foot lot in the Hillside Design District is 90% of the maximum floor to lot area ratio.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1213 HARBOR HILLS DR****E-1 Zone**

(4:55) 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.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1409 LA CIMA RD****R-1 Zone**

(5:20) Assessor's Parcel Number: 041-010-025
 Application Number: MST2010-00241
 Owner: Chris Brown
 Architect: On Design Architects

(Proposal for a complete exterior remodel and the addition of 264 square feet on the first floor, a new 710 square foot second-story, and a 499 square foot attached two-car garage for an existing 1,154 square foot one-story single-family residence. The new attached garage would be located in the same place as the existing detached garage that will be demolished, and the second-story is proposed above the garage. The proposed total of 2,627 square feet on the 19,558 square foot lot in the Hillside Design District is 60% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

SFDB-CONCEPT REVIEW (CONT.)**7. 1233 MISSION RIDGE RD****E-1 Zone**

(5:50) Assessor's Parcel Number: 019-231-007
Application Number: MST2010-00186
Owner: Sanborn Trust
Architect: Lloyd Malar
Architect: Mark Shields
Owner: Michael Rodrique

(Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 5,299 square foot two-story single-family residence with an attached 436 square foot two-car garage, 344 square foot workshop, 992 square foot covered patio, 273 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as 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 6,079 square feet for Unit 1 is 139% of the maximum guideline floor to lot area ratio. The proposed total of 1,388 square feet for Unit 2 is 32% of the maximum guideline floor to lot area ratio.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

CONSENT CALENDAR – SEE SEPARATE AGENDA