



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, October 25, 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
 KATHLEEN GOO, 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, October 21, 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 **October 11, 2010**.
- C. Consent Calendar: **October 18, 2010** and **October 25, 2010**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PRELIMINARY REVIEW**1. 230 LIGHTHOUSE RD****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-021-021
Application Number: MST2006-00455
Owner: SB Lighthouse 8, LLC
Architect: Peikert Group Architects

(Proposal for an eight-lot residential subdivision of an existing 1.6-acre site. The project does not include construction of individual homes. The existing church and all existing site improvements will be demolished and all existing landscaping will be removed. The proposal involves a total of 5,180 cubic yards of grading. Two private driveways provide vehicular access to all of the lots. A common walkway and landscaping is provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes range from approximately 8,552 to 9,728 net square feet. An uncovered guest parking space is proposed as part of the future development of each lot. The project received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09).)

(Project requires compliance with Planning Commission Resolution No. 029-09. Preliminary & Final Approval is requested.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 230 LIGHTHOUSE RD (LOTS 1 - 8)****E-3/SD-3 Zone**

(3:35) Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00304
Owner: SB Lighthouse 8, LLC
Architect: Peikert Group Architects
Applicant: Whitt Hollis

(Conceptual review for eight proposed new two-story single-family residences. The proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). The proposed eight new two-story single-family residences will vary from 2,761 to 2,912 gross square feet on lots varying from 8,367 to 10,125 gross square feet. Each house will include an attached two-car garage and one guest parking space. This proposal includes conceptual plans that include a street frontage elevation along Lighthouse Road (lots 1 and 8), proposed floor plans for units 1-8, elevations for lots 3 and 4, and site landscaping for the common areas. Each of the proposed eight new units will be under 85% of the maximum floor-to-lot area ratio.)

(Comments only.)

PRELIMINARY REVIEW**3. 2501 MEDCLIFF RD****E-3/SD-3 Zone**

(4:05) Assessor's Parcel Number: 041-330-024
Application Number: MST2008-00366
Owner: Albert Zech, Trustee
Applicant: Chris Price
Agent: Sid Goldstein
Architect: Peter Ehlen

(Proposal to subdivide two existing parcels at 2501 and 2505 Medcliff into four parcels varying in size from 50,491 to 20,374 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel is not proposed to be developed at this time. The proposal includes 235 cubic yards of grading to improve the existing private driveway. A new driveway and a 400 square foot two-car carport is proposed for the front house at 2511 Medcliff, and a new driveway is proposed for the front house at 2501 Medcliff. The project is located in the Hillside Design District and the Coastal Zone. The project received Planning Commission approval on 8/19/10 for the subdivision, a Coastal Development Permit, two street frontage modifications, a street frontage waiver, and a Performance Standard Permit for an additional dwelling unit.)

(Project requires compliance with Planning Commission Resolution No. 010-10. Preliminary and Final Approval is requested.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1308 SAN RAFAEL AVE****E-3/SD-3 Zone**

(4:35) Assessor's Parcel Number: 045-041-012
Application Number: MST2010-00286
Owner: Jennifer Purdy
Architect: Ron Sorgman

(Proposal for a 229 square foot second-story addition to an existing 2,330 square foot two-story single-family residence with an attached 460 square foot two-car garage. The project includes a new 410 square foot deck. The proposed total of 3,019 square feet on the 8,700 square foot lot is 90% of the maximum floor to lot area ratio. The parcel is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

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

SFDB-CONCEPT REVIEW (CONT.)**5. 623 SURF VIEW DR****E-1 Zone**

(5:00) Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Mihssen Kadhim
Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition and a 468 square foot two-story addition to an existing 1,301 square foot one-story single-family residence and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single-family residence and is 71% of the maximum floor to lot area ratio.)

(Second Concept Review. Comments only; project requires Environmental Assessment.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 5:30 P.M. AND RECOVENE AT 5:50 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 227 LA VISTA GRANDE****E-1 Zone**

(5:50) Assessor's Parcel Number: 015-142-016
Application Number: MST2010-00292
Owner: William W. Coglizer, Living Trust
Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one-story residence with an attached 448 square foot garage below, resulting in a 2,241 square foot residence with an attached two-car garage on a 17,685 square foot lot in the Hillside Design District. The proposal is 51% of the maximum floor to lot area guideline.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 505 BALDWIN RD****E-3/SD-2 Zone**

(6:15) Assessor's Parcel Number: 051-322-002
 Application Number: MST2010-00290
 Owner: Mayfair Yang Living Trust
 Designer: Chris Cottrell

(Proposal for a 332 square foot second story addition and a 28 square foot ground floor addition to an existing one-story, 1,226 square foot, single-family residence and attached two-car garage on a 6,479 square foot lot. The proposed total of 1,586 square feet is 57% of the maximum required floor to lot area ratio. The proposal will include relocating the existing fence, along Baldwin Road and Romain Drive, out of the public right-of-way. The "as-built" patio cover and new eight foot tall fence along the interior property lines are approved under a separate building permit (BLD2010-01634).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1351 SANTA RITA CIR****E-3/SD-3 Zone**

(6:45) Assessor's Parcel Number: 045-193-010
 Application Number: MST2010-00298
 Owner: Villegas Family Trust
 Architect: Jose Luis Esparza

(Proposal for a façade remodel and 1,070 square foot addition, including a 952 second-story addition, to an existing one-story, 1,383 square foot single-family residence with an attached two-car garage on a 6,970 square foot lot. The proposal includes a 32 square foot demolition of the existing porch, a new 53 square foot porch, and a 44 square foot addition to the existing attached, two-car, 361 square foot garage. The proposal will result in a two-story, 2,421 square foot single-family house with an attached two-car garage. The proposal is 83% of the maximum floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

IN-PROGRESS REVIEW**9. 1220 SHORELINE DR****E-3/SD-3 Zone**

(7:15) Assessor's Parcel Number: 045-214-020
 Application Number: MST2009-00512
 Owner: 1220 Shoreline Drive, LLC
 Architect: James Zimmerman

(Proposal for a 447 square foot first-floor addition, a 331 square foot second-story addition, and exterior remodel to an existing 1,443 square foot one-story single-family residence and attached two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot, in the appealable jurisdiction of the Coastal Zone, is 85% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit (Resolution No. 011-10).)

(Project requires compliance with the City's Tier 3 Storm Water Management Program.)

CONSENT CALENDAR – SEE SEPARATE AGENDA