



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, November 8, 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	<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 <u>folded plans</u> 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 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, November 4, 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 25, 2010**.
- C. Consent Calendar.
- 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 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 8,212 - 10,065 net square feet. An uncovered guest parking space is proposed as part of the future proposed development of each lot, which will occur under separate applications. 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**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 2,716 to 2,869 square feet on lots varying from 8,212 to 10,065 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.)

(Conceptual Review. Comments only. Project requires compliance with Planning Commission Resolution No. 029-09.)

IN-PROGRESS REVIEW**3. 1131 LOS PUEBLOS RD****E-3 Zone**

(4:10) Assessor's Parcel Number: 031-071-028
Application Number: MST2010-00079
Owner: Richard & Vera Scheeff
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. The project received Staff Hearing Officer approval on 6/30/10 (Resolution No. 034-10) for a modification for the proposed deck and stairs to encroach into the required front setback.)

(Preliminary Approval was granted 8/16/10.)

PRELIMINARY REVIEW**4. 1253 DOVER LN****E-1 Zone**

(4:35) Assessor's Parcel Number: 019-220-024
Application Number: MST2010-00253
Owner: Mason Family Trust
Designer: Tim Mason

(Proposal for a 373 square foot first-floor addition, a 637 square foot second-floor addition, and demolition of 85 square feet on the first floor, to an existing one-story, 1,218 square foot single-family residence with an attached 498 square foot, two-car garage, in the Hillside Design District. The proposal will result in a 2,143 square foot residence with an attached 498 square foot two-car garage. The proposed total of 2,641 square feet is 77% of the maximum floor to lot area ratio.)

(Preliminary Approval is requested.)

PRELIMINARY REVIEW**5. 1409 LA CIMA RD****R-1 Zone**

(5:00) Assessor's Parcel Number: 041-010-025
Application Number: MST2010-00241
Owner: Chris Brown
Architect: On Design Architects

(Proposal for a complete exterior façade remodel, a 710 square foot second-story addition, a 264 square foot first-story addition, the demolition of the existing 310 square foot, detached, two-car garage, and construction of a new 499 square foot, attached, two-car garage, to an existing 1,154 square foot one-story single-family residence resulting in a new 2,627 square foot two-story single family residence on a 19,558 square foot lot in the Hillside Design District. The proposed total of 2,627 square feet is 60% of the maximum floor to lot area ratio guideline.)

(Preliminary Approval is requested.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1724 SUNSET AVE****R-3 Zone**

(5:50) Assessor's Parcel Number: 043-192-016
Application Number: MST2010-00329
Owner: Alelia A. Parenteau
Architect: Dan Weber

(Conceptual review for a proposal to convert a portion of the existing attic area to a new 360 square foot, second-story master suite addition and a new 108 square foot second-story deck to an existing one-story, 944 square foot single-family residence with a detached 450 square foot garage on a 5,000 square foot lot. The proposed 1,754 square foot residence is 72% of the maximum floor to lot area ratio guideline.)

(Conceptual review. Comments only.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1519 SHORELINE DR****E-3/SD-3 Zone**

(6:20) Assessor's Parcel Number: 045-182-006
Application Number: MST2010-00315
Owner: Ron A. Sauer
Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence on a 18,295 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project requires Planning Commission review for a Coastal Development Permit. The existing 3,349 square foot residence is 76% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 856 WILLOWGLEN RD****E-3/SD-2 Zone**

(6:50) Assessor's Parcel Number: 057-272-001
Application Number: MST2010-00320
Owner: Mario and Judith Borgatello
Architect: Lenvik & Minor Architects

(Proposal to construct a new 301 square foot second-story addition to an existing one-story, 2,572 square foot single-family residence, including an attached 373 square foot two-car garage. The proposed total of 2,873 square feet on an 11,326 square foot parcel is 74% of the maximum floor to lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA