



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, January 31, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE-CHAIR
BERNI BERNSTEIN
ERIN CARROLL
BRIAN MILLER
JIM ZIMMERMAN
PAUL ZINK

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>
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design 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, January 27, 2011, 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 **January 18, 2011**.
- C. Consent Calendar: **January 24, 2011**, and **January 31, 2011**
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1607 SHORELINE DR****E-3/SD-3 Zone**

(3:15) Assessor's Parcel Number: 045-173-042
 Application Number: MST2010-00193
 Owner: Chad Yonker
 Architect: James Zimmerman

(Revised project. Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 279 square feet of existing floor area and two existing decks totaling 431 square feet, and construction of a new 344 square foot first floor addition, an 886 square foot second floor addition, two new second story decks totaling 405 square feet, and a new 531 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42 inches in height. The proposed total of 3,985 square feet, on a 20,066 square foot lot, is 85% of the maximum guideline floor to lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit.)

SFDB-CONCEPT REVIEW (CONT.)**2. 23 WADE CT****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 047-071-020
Application Number: MST2011-00007
Owner: Chris Andrew Pelonis
Designer: Goodman Design Studio

(Proposal to construct a new 2,299 square foot, two-story single-family residence and an attached 400 square foot two-car garage on a 9,583 square foot vacant lot in the Hillside Design District. The proposal includes a 1,055 square feet total of loggias, covered and uncovered decks, and a roof terrace. The proposed total of 2,699 square feet is 76% of the maximum floor-to-lot area ratio. The parcel is located within the non-appealable jurisdiction of the Coastal Zone and requires review of a coastal exclusion.)

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

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

(4:10) Assessor's Parcel Number: 045-021-021
Application Number: MST2006-00455
Owner: SB Lighthouse 8, LLC
Architect: Peikert Group Architects
Engineer: Penfield & Smith, Engineers

(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).)

(Final Approval of the subdivision, grading, public improvements, and landscaping plan is requested.)

SFDB-CONCEPT REVIEW (CONT.)**4. 230 LIGHTHOUSE RD****E-3/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 045-021-021
 Application Number: MST2010-00304 (Lot 1)
 MST2010-00305 (Lot 2)
 MST2010-00306 (Lot 3)
 MST2010-00307 (Lot 4)
 MST2010-00308 (Lot 5)
 MST2010-00309 (Lot 6)
 MST2010-00310 (Lot 7)
 MST2010-00311 (Lot 8)

Owner: SB Lighthouse 8, LLC
 Architect: Peikert Group Architects
 Applicant: Whitt Hollis

(Proposal to construct eight 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 a street frontage elevation along Lighthouse Road (lots 1 and 8), interior streetscape elevations, proposed floor plans, elevations, roof plans, and sections for units 1-8, and site landscaping for the common areas. Landscaping for each unit will be proposed for each individual lot separately. The proposed eight new units will range from 73% to 85% of the maximum floor-to-lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA