



# 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, February 14, 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](http://www.SantaBarbaraCa.gov)

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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](mailto: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 Wednesday, February 9, 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](http://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](http://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 31, 2011**.

#### C. Consent Calendar: **February 7, 2011** and **February 14, 2011**.

#### D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

#### E. Subcommittee Reports.

### **IN-PROGRESS REVIEW**

#### **1. 230 LIGHTHOUSE RD (Lot 2)**

**E-3/SD-3 Zone**

**(3:10)**

Assessor's Parcel Number: 045-021-021  
 Application Number: MST2010-00305  
 Owner: SB Lighthouse 8, LLC  
 Architect: Peikert Group Architects  
 Applicant: Whitt Hollis

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot two of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

**IN-PROGRESS REVIEW****2. 230 LIGHTHOUSE RD (Lot 3)****E-3/SD-3 Zone**

**(3:30)** Assessor's Parcel Number: 045-021-021  
 Application Number: MST2010-00306  
 Owner: SB Lighthouse 8, LLC  
 Applicant: Whitt Hollis  
 Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot three of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

**IN-PROGRESS REVIEW****3. 230 LIGHTHOUSE RD (Lot 4)****E-3/SD-3 Zone**

**(3:50)** Assessor's Parcel Number: 045-021-021  
 Application Number: MST2010-00307  
 Owner: SB Lighthouse 8, LLC  
 Architect: Peikert Group Architects  
 Applicant: Whitt Hollis

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,797 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This 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). This proposal is for lot four of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

**(In-progress review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 917 PASEO FERRELO****E-1 Zone**

**(4:10)** Assessor's Parcel Number: 029-261-006  
 Application Number: MST2011-00049  
 Owner: Neil Dipaola  
 Architect: Dan Weber

(Conceptual review for proposed alterations and additions to an existing 2,951 square foot, two-story, single-family residence. The proposal involves converting the existing 650 square foot garage to habitable area, construction of a new 410 square foot two-car garage, and 202 square feet of new residential additions. The proposed total of 3,563 square feet, on a 10,500 square foot lot in the Hillside Design District, is 94% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for two requested Zoning modifications for alterations and additions in the required front and interior setbacks.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for two requested Zoning modifications for alterations and additions within the required front and interior setback.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 221 OLIVER RD****E-3/SD-3 Zone****(4:40)**

Assessor's Parcel Number: 041-329-001  
Application Number: MST2011-00035  
Owner: Mcdermott Family Trust 11/7/2008  
Architect: Dan Weber

(Conceptual review for a proposed 486 square foot second-story addition to an existing 1,803 square foot, one-story, single-family residence. The proposal includes a new 130 square foot second-story deck. The proposed total of 2,289 square feet, on a 6,250 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone, is 83% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for requested zoning modification for additions in the required front setback and to permit an as-built wall that exceeds 3.5 feet at the front of the property.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning modification for additions within the required secondary front setback.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 237 SAN NICOLAS****E-3/SD-3 Zone****(5:10)**

Assessor's Parcel Number: 045-144-008  
Application Number: MST2011-00032  
Owner: Harry and Maria Kazali  
Architect: James Zimmerman

(Proposal for a 398 square foot first-floor and 420 square foot second-floor addition, totaling 818 square feet, and exterior façade remodel to an existing 1,468 square foot one-story single-family residence with an attached one-car garage. The proposal includes the demolition of 171 square feet of the existing residence, the demolition of the existing 248 square foot one-car garage and construction of a new 421 square foot two-car garage. The proposed total of 2,288 square feet on a 6,000 square foot lot, located in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum floor-to-lot area ratio.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**