



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, May 9, 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 <u>at the time of submittal & 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 & 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.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- **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, extension 3308. 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, May 5, 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 **April 25, 2011**.
- C. Consent Calendar: **May 2, 2011; and May 9, 2011**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1311 SAN MIGUEL AVE****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-143-004
Application Number: MST2011-00134
Owner: Wayne Cassriel
Architect: Workshop Architecture Group, Inc.

(Proposal to construct a 244 square foot first-floor addition and a new 142 square foot second-story roof deck with two 54 square foot planter areas above the proposed addition to an existing two-story, 1,771 square foot single-family residence with an attached 378 square foot two-car garage. The proposed total of 2,333 square feet, on a 6,814 square foot lot located in the non-appealable Jurisdiction of the Coastal Zone, is 81% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested. The project was last reviewed on April 25, 2011.)

PROJECT DESIGN REVIEW**2. 1304 CRESTLINE DR****E-1 Zone**

(3:25) Assessor's Parcel Number: 049-251-001
Application Number: MST2008-00385
Owner: Joe Weber & Jillian Reed
Architect: Dawn Sherry

(Proposal for a 169 square foot first-floor addition, 248 square feet of second-floor additions, and a façade remodel including the replacement of the existing pitched roof with a flat roof on an existing 2,790 square foot two-story single-family residence with an attached two-car garage. The proposal includes a 652 square foot roof deck above the first floor with exterior stairs, a 42 square foot second-story deck, a rear patio, and swimming pool. The project received Staff Hearing Officer approval of a modification for alterations in the required interior setback. The proposed total of 3,207 square feet, on a 10,605 square foot lot in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested. Project requires compliance with the Staff Hearing Officer Resolution No. 071-09. The project was last reviewed on April 25, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**3. 1117 LAS ALTURAS RD****A-1 Zone**

(3:50) Assessor's Parcel Number: 019-113-022
Application Number: MST2011-00142
Owner: Barbara Fasken Trust
Architect: Leonard Grant

(Proposal to replace a 3,520 square foot two-story single-family residence and garage destroyed in the Tea Fire. Project proposes construction consisting of a new 4,159 square foot two-story single-family residence and an attached 617 square foot two-car garage. Site improvements include a driveway, auto courts, fountain, and approximately 1,225 cubic yards of total site grading. The proposed total of 4,776 square feet on the 46,303 square foot lot, in the Hillside Design District, is 95% of the maximum guideline floor-to-lot area ratio.)

(Project Design Approval is requested. Project was last reviewed on April 25, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1417 ALMOND AVE****C-P Zone****(4:20)**

Assessor's Parcel Number: 039-041-006
Application Number: MST2011-00096
Owner: Maria Cruz Rodriguez Cordoba, Living Trust
Designer: Cesar Cruz

(Proposal to construct a 496 square foot second-story addition and a 147 square foot first-floor addition to an existing one-story 1,079 square foot single-family residence. The proposal includes a new four feet tall fence, the demolition of an existing one-car carport, and construction of a new 360 square foot two-car carport to be located at the rear of the property. The proposed total of 2,045 square feet, on a 4,000 square foot lot, is 93% of the floor-to-lot area ratio guideline, for a single-family residence located on a C-P zoned parcel.)

(Second concept review. Comments only; project requires Environmental Assessment. Project was last reviewed on April 11, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1422 SAN MIGUEL AVE****E-3/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 045-032-022
Application Number: MST2011-00165
Owner: Wayne R. Greene
Architect: Jack Shaffer

(Proposal for 646 square feet of residential additions, consisting of 304 square feet on the second floor and 342 square feet on the third floor, of an existing 3,055 square foot three-story, single-family residence. No changes are proposed to the existing 1,092 square foot basement. The site includes an existing detached 1,179 square foot garage/accessory building, involving a two-car garage, an accessory building, and a covered patio area. The proposal includes 1,368 square feet of existing patios and decks, a 500 square foot deck addition proposed at grade and involving 46 cubic yards of fill, a new 743 square foot veranda and stairs, a new 363 square foot deck on the third floor. The proposed total of 4,880 square feet, on an 18,664 square foot lot, is 110% of the guideline floor-to-lot area ratio.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA