



# 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, June 6, 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 (Consent Calendar Representative)  
BRIAN MILLER  
JIM ZIMMERMAN (Consent Calendar Representative)  
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)

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (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 at the time of submittal &amp; 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 &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.
- 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](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, June 1, 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 **May 23, 2011**.C. Consent Calendar: **Tuesday, May 31, 2011; and June 6, 2011.**

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

## E. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 1422 SAN MIGUEL AVE****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-032-022

Application Number: MST2011-00165

Owner: Wayne Greene

Architect: Jack Shaffer

(Proposal for 586 square feet of residential additions, consisting of 262 square feet on the second floor and 324 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 296 square foot deck on the third floor. The proposed total of 4,820 square feet, on an 18,664 square foot lot, is 109% of the guideline floor-to-lot area ratio.)

**(Project Design Approval is requested. Project requires compliance with Tier 2 Stormwater Management Program (SWMP) prior to Final Approval. The project was last reviewed on May 9, 2011.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 910 CAMINO VIEJO RD****A-2 Zone**

**(3:35)** Assessor's Parcel Number: 015-060-046  
Application Number: MST2005-00344  
Owner: CV Investments, LLC  
Architect: Banyan Architects

(Revised proposal for a previously approved project. Proposal to construct a new 3,734 net square foot, two-story single-family residence on a 50,006 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 4,582 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,582 square feet located on a 50,006 square foot lot is 96% of the guideline floor-to-lot area ratio. The project requires compliance with Planning Commission Resolution No. 025-06.)

**(Project Design Approval is requested. The project requires compliance with Planning Commission Resolution No. 025-06.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 2015 GILLESPIE ST****R-1 Zone**

**(4:10)** Assessor's Parcel Number: 043-073-008  
Application Number: MST2011-00191  
Owner: Lisejayne Kjar  
Agent: Mark Morando

(Proposal for alterations and additions to an existing 940 square foot one-story single-family residence with an attached 168 square foot one-car garage. The proposal includes the "as-built" conversion of 510 square feet of existing attic space to habitable space, resulting in a new second story, with "as-built" windows, and an "as-built" 384 square foot one-story addition with skylights. The proposal includes the demolition of an "as-built" carport and the demolition of approximately 9 square feet of the existing 168 square foot garage, and a 48 square foot addition to the existing garage, a new garage door, and construction of a new 3.5 foot tall driveway gate. The proposal will result in a 207 square foot one-car garage and one proposed tandem uncovered parking space in the remaining front yard. The project requests Staff Hearing Officer approval for requested zoning modifications for alterations and additions to the garage and for one uncovered parking space to be located within the required interior setback and to allow one covered and one uncovered parking space instead of the required two covered parking spaces.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested modifications.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 502 E MICHELTORENA ST****R-2 Zone**

**(4:40)** Assessor's Parcel Number: 029-031-001  
Application Number: MST2011-00186  
Applicant: Paul Zink  
Owner: Douglas Foster

(Proposal to construct a 450 square foot one-story addition to the existing 900 square foot one-story single-family residence. The proposal includes demolition of the 182 square foot detached one-car garage and construction of a 185 square foot attached one-car garage on the 5,194 square foot lot. Staff Hearing Officer review of zoning modifications is requested to allow the reconstructed garage to be located within an interior setback and to allow a portion of the required open yard area to have less than the required 20 foot dimensions. The parcel is located in the Lower Riviera Special Design District.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of requested zoning modifications.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**