



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, September 12, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
 GLEN DEISLER, CHAIR
 DENISE WOOLERY, VICE-CHAIR
 BERNI BERNSTEIN
 BRIAN MILLER
 FRED SWEENEY
 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	<p>Master Application & Submittal Fee - (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</u> plans 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, September 8, 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 **August 29, 2011**.
- C. Consent Calendar: **September 6, 2011**; and **September 12, 2011**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1465 CRESTLINE DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 049-241-009

Application Number: MST2011-00175

Owner: Daksha K. Oza, Family Living Trust

Designer: Punam Prajapti

(Proposal to construct a total of 349 square feet of new one-story additions, to include 204 square foot kitchen addition and a 145 square foot den addition, and a new 120 square foot second-floor deck to an existing 2,456 square foot two-story single-family residence with an attached 500 square foot two-car garage. The proposed total of 2,805 square feet, on a 11,653 square foot lot located in the Hillside Design District, is 71% of the floor-to-lot area ratio.)

(Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on August 29, 2011.)

FINAL REVIEW**2. 917 PASEO FERRELO****E-1 Zone**

(3:35) Assessor's Parcel Number: 029-261-006
Application Number: MST2011-00049
Owner: Neil Dipaola
Architect: Dan Weber

(The project has been revised to eliminate the previously proposed new garage and retain the existing 650 square foot garage, thereby reducing the proposed FAR from 94% to 83%. The revised proposal involves alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a total of 202 square feet of second-floor additions, comprised of a 157 square foot kitchen addition and a 45 square foot master bedroom addition, a second-story deck addition to the existing deck, and the removal and/or relocation of three existing trees. The proposed total of 3,153 square feet, on a 10,500 square foot lot in the Hillside Design District, is 83% of the maximum required floor-to-lot area ratio. The project received Staff Hearing Officer approval for a zoning modification.)

(Project Design Approval was granted on August 29, 2011. Final Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

PROJECT DESIGN REVIEW**3. 2105 ANACAPA ST****E-1 Zone**

(4:05) Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews, Revocable Trust
Architect: Britt Jewett

(The project has been revised to eliminate the third-story and is 97% of the maximum required floor-to-lot area ratio (FAR). Proposal for the partial demolition of an existing 1,752 square foot single-family residence and detached 340 square foot garage, and additions resulting in a new 4,137 square foot two-story single-family residence including an attached two-car garage and basement, located on a 9,372 square foot lot in the Mission Area Special Design District. The project includes a total of 162 cubic yards of grading (142 cubic yards beneath the building footprint and 20 cubic yards elsewhere on the site). The project received Staff Hearing Officer approval for zoning modifications. The proposed total of 3,436 square feet, which includes a 50% reduction of the basement square footage area, is 97% of the maximum required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. The project requires compliance with Staff Hearing Officer Resolution No. 024-09 and Planning Commission Resolution No. 021-09. The project received a Substantial Conformance Determination for the revised project on May 9, 2011. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed by SFDB on July 20, 2009.)

PROJECT DESIGN REVIEW**4. 48 VISTA DEL MAR DR****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 047-061-019
Application Number: MST2011-00130
Owner: Margarite Z. Holt
Architect: Mehdi Hadighi

(Proposal to construct a 29 square foot one-story entry addition and a 483 square foot two-story addition to an existing 1,258 square foot one-story, single-family residence with an attached 371 square foot two-car garage. The proposed total of 2,141 square feet, on an 11,325 square foot lot located in the non-appealable jurisdiction of the Coastal Zone, is 55% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on April 11, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1117 LAS ALTURAS RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 019-113-022
Application Number: MST2011-00142
Owner: Barbara Fasken Trust
Architect: Leonard Grant

(Proposal to construct a new 4,273 square foot two-story single-family residence and an attached two-car garage. The previous residence was destroyed in the Tea Fire. Site improvements include a driveway, auto courts, fountain, and approximately 1,270 cubic yards of total site grading, which includes 610 cubic yards of grading underneath the building footprint and 660 cubic yards of grading elsewhere on the site. A total of 623 square feet of decks are proposed, which includes 340 square feet of covered decks and 283 square feet of uncovered decks. The proposed total of 4,273 square feet, located on a 46,303 square foot lot in the Hillside Design District, is 85% of the maximum guideline floor-to-lot area ratio.)

(5th Concept Review. Project Design Approval is requested. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on August 29, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA