



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 26, 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 22, 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 **September 12, 2011**.C. Consent Calendar: **September 26, 2011** (the previous Sept. 19th Consent meeting was cancelled).

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

E. Subcommittee Reports.

FINAL REVIEW**1. 227 LA VISTA GRANDE****E-1 Zone**

(3:10) Assessor's Parcel Number: 015-142-016
 Application Number: MST2010-00292
 Owner: William Coglizer Living Trust
 Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one-story residence with an attached 448 square foot garage below, resulting in a 2,241 square foot residence with an attached one-car garage and workshop on a 17,685 square foot lot in the Hillside Design District. The proposal is 51% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project received Project Design Approval on October 25, 2010.)

FINAL REVIEW**2. 1724 MIRA VISTA AVE****E-1 Zone**

(3:40) Assessor's Parcel Number: 019-090-039
Application Number: MST2011-00271
Owner: Tod and Susan Black
Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations listed in ZIR2011-00017.)

(Final Approval is requested. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project received Project Design Approval on July 18, 2011.)

FINAL REVIEW**3. 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

(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 79%. The revised proposal involves alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a 45 square foot master bedroom addition and a second-story deck addition to the existing deck. The proposed total of 2,996 square feet, on a 10,500 square foot lot in the Hillside Design District, is 79% of the maximum required floor-to-lot area ratio (FAR). The project received Staff Hearing Officer approval for a zoning modification.)

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

FINAL REVIEW**4. 524 E MICHELTORENA ST****R-2 Zone**

(4:40) Assessor's Parcel Number: 029-031-006
Application Number: MST2011-00177
Owner: Robert Blackburn
Applicant: Robert Blackburn

(Proposal to construct a 508 square foot second-floor addition and interior remodel to an existing 1,053 square foot one-story single-family residence, with a detached 221 square foot one-car garage, located on a 5,193 square foot lot in the Lower Riviera Special Design District. The proposal includes a new 52 square foot second-story balcony. The proposed total of 1,782 square feet is 72% of the maximum guideline floor-to-lot area ratio (FAR). The applicant will pursue phasing the project into two separate building permits.)

(Final Approval is requested. Project Design Approval was granted on May 23, 2011.)

PROJECT DESIGN REVIEW**5. 521 SANTA BARBARA ST****C-M Zone**

(5:10) Assessor's Parcel Number: 031-201-009
Application Number: MST2010-00280
Owner: Reh Property, LLC
Architect: Jeff Shelton
Contractor: Dan Upton Construction, Inc.
Agent: Jason Yardi

(Proposal for a new two-story, 751 square foot studio residence with an attached one-car garage on a 1,611 square foot parcel. The proposal is 35% of the maximum guideline floor-to-lot area ratio (FAR). The project received Staff Hearing Officer approval for zoning modifications.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-10. Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed by SFDB on October 11, 2010.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 5:40 P.M., AND RECOVENE AT 6:00 P.M. ***

PROJECT DESIGN REVIEW**6. 2547 MEDCLIFF RD****E-3/SD-3 Zone****(6:00)**

Assessor's Parcel Number: 041-362-016
Application Number: MST2011-00151
Owner: 2547 Medcliff, LLC
Architect: Harrison Design
Agent: Suzanne Elledge Planning & Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 SF shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum guideline floor-to-lot-area ratio (FAR).)

(Revised Project Design Approval and Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last review by SFDB on August 15, 2011.)

SFDB-CONCEPT REVIEW (CONT.)**7. 638 SUTTON AVE****A-1 Zone****(6:30)**

Assessor's Parcel Number: 035-060-015
Application Number: MST2011-00287
Owner: Homestrong USA, LLC
Designer: Ideal Designs
Applicant: Oscar Sanchez

(Revised project description: Proposal to remodel the existing 450 square foot, one-story, single-family residence, located on an 8,982 square foot lot in the Hillside Design District. Parking will be provided by a one-car carport. No grading is proposed, and all existing trees will remain. Access to the site from Sutton Avenue will be relocated to W. De La Guerra Street via an access easement. The development on the site will total 612 square feet and is 18% of the maximum floor-to-lot area ratio. This project addresses violations called out in ENF2011-00172 to include the demolition of all non-permitted structures and additions.)

(Second concept review. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on August 1, 2011.)

CONCEPT REVIEW - NEW ITEM**8. 1131 LOS PUEBLOS RD****E-3 Zone****(7:00)**

Assessor's Parcel Number: 031-071-028
Application Number: MST2011-00352
Owner: Richard and Vera Scheeff Family
Architect: Murphy and Associates, Architects

(Proposal for an exterior facade remodel and interior remodel to an existing 3,110 square foot, two-story, single-family residence on a 15,921 square foot lot in the Hillside Design District. The proposal includes the demolition of the existing non-conforming one-car carport, an interior remodel and conversion of existing habitable floor area to replace the existing one-car garage and construct a new two-car garage, which also creates 267 square feet of crawl space. The proposal will result in a 1,240 square foot net reduction of paved surfaces and a total of 5 cubic yards of site grading. The project received Staff Hearing Officer approval for a zoning modification. The proposed total 3,377 square foot is 77% of the maximum guideline floor-to-lot area ratio (FAR).)

(Revised project requires a Substantial Conformance Determination. Project requires compliance with Staff Hearing Officer Resolution No. 034-10, received under MST2010-00079.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 652 E VALERIO ST****R-2 Zone****(7:30)**

Assessor's Parcel Number: 027-270-012
Application Number: MST2011-00345
Owner: Brian & Marisa Brenninkmeyer
Architect: Lori Kari

(Proposal to remove an existing one-car carport and replace the carport with an uncovered parking space with a wall/railing exceeding 3.5 feet in height along three sides of the parking space; replace windows in the north, east, west, and south elevations; construct a new 148 square foot balcony; and interior remodel to an existing 2,824 square foot two-story single-family residence on an 8,054 square foot lot. The existing 2,824 square foot residence, located on an 8,054 square foot lot, is 88% of the maximum guideline floor-to-lot area ratio (FAR). The project requests Staff Hearing Officer review for requested zoning modifications. The proposal will address the violations listed within the enforcement case ENF2011-00413.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA