



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, November 7, 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><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 folded plans are required at the time of submittal & 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 & 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 4:30 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, November 2, 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 **October 24, 2011**.C. Consent Calendar: **October 31, 2011; and November 7, 2011**.

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

E. Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 222 LA MARINA DR****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-221-013
Application Number: MST2011-00333
Owner: Thomas Smead
Agent: Jerry Rocci
Architect: J. Michael Holliday

(Proposal to construct a new 1,902 square foot two-story single-family residence with an attached 405 square foot two-car garage located on a 6,050 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The existing 1,408 square foot one-story single-family residence will be demolished. The proposed 2,307 square foot residence is 86% of the maximum required floor-to-lot area ratio (FAR).)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 652 RICARDO AVE****E-1 Zone**

(3:35) Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 427 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,069 square feet is 66% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Revised project. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1128 HARBOR HILLS LN****E-1 Zone**

(4:05) Assessor's Parcel Number: 035-314-010
Application Number: MST2011-00389
Owner: Bruce R. Anderson
Applicant: Mark Morando

(Proposal to permit the following "as-built" construction: reconstruction of the front entryway; new retaining walls; stairs; split-level patio with an 857 square foot deck with a fire pit, barbeque and counter on the lower level and a 229 square foot deck on the upper level. A two-story, 3,151 square foot residence and 527 square foot attached garage currently exist on the 29,259 square foot site in the Hillside Design District. No additional square footage is proposed. The project includes the demolition of the "as-built" pergola and storage shed. The proposal addresses violations listed in ENF2011-00344. The project requires Staff Hearing Officer review for requested zoning modifications.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1465 CRESTLINE DR****E-1 Zone**

(4:35) Assessor's Parcel Number: 049-241-009
Application Number: MST2011-00392
Owner: Daksha K. Oza, Family Living Trust
Architect: Paul Zink

(Proposal to construct an 859 square foot, one-story addition and a new 177 square foot second-floor deck to an existing 2,012 square foot two-story single-family residence with an attached 510 square foot two-car garage. The proposed project will total 3,381 square feet on an 11,865 square foot lot located in the Hillside Design District. The proposal is 85% of the maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 219 GRAY AVE****OC/HRC-2/SD-3 Zone**

(5:05) Assessor's Parcel Number: 033-053-024
Application Number: MST2011-00394
Owner: Charlene Koonce Broudy, Revocable Trust
Applicant: Harold Powell

(Proposed change of use from an existing 3,516 square foot commercial unit to a single-family residential use, located on 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, minor exterior alterations, and addressing the violations identified in Enforcement Case ENF2011-00600. The proposed total of 3,836 square feet is 165% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Coastal Review and Staff Hearing Officer review for a requested zoning modification.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA