



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, October 15, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: STELLA LARSON
STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/ or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - 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 (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 and require Neighborhood Preservation Ordinance Findings (§22.69.050). Some agenda items required preparation of a mailed notice.**
- **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. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.**
- **Preliminary and Final approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.**
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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 If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

NOTICE:

1. That on Thursday, October 11, 2007 at 3:00 p.m., 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/sfdb.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

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 1, 2007.**C. Consent Calendar : October 8, 2007 and October 15, 2007.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****F. Possible Ordinance Violations.**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1141 HARBOR HILLS DR****E-1 Zone**

(3:15) Assessor's Parcel Number: 035-314-004
Application Number: MST2007-00438
Owner: Nancy Engstrom
Architect: Amy Taylor

(Proposal for a 1,000 square foot addition and remodel for an existing one-story 3,353 square foot single-family residence on a 10,062 square foot lot in the Hillside Design District. The project includes repair of the foundation and the addition of a lower level below the rear of the residence. The proposed total square footage of 4,353 is 102.5 % of the maximum FAR. Planning Commission approval of a modification to exceed the maximum square footage is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A MODIFICATION.)

SFDB-CONCEPT REVIEW (CONT.)**2. 118 CALLE BELLO****A-2 Zone**

(3:50) Assessor's Parcel Number: 015-340-007
Application Number: MST2007-00385
Owner: Paul and Marianne Gertman
Architect: Bildsten and Sherwin

(Proposal for 248 cubic yards of cut and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels, and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3035 HERMOSA RD****E-3/SD-2 Zone**

(4:25) Assessor's Parcel Number: 051-192-002
Application Number: MST2007-00432
Owner: Jessica L. Kolbe
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story addition to an existing 2,007 square foot single-family residence, including 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first-floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1057 ARBOLADO RD****E-1 Zone**

(5:00) Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Applicant: Mike Gones

(Proposal for additions and alterations to an existing one-story 2,024 square foot single-family residence located on a 13,504 square foot lot in the Hillside Design District. Proposed are first-floor additions of 516 square feet, a new 893 square foot second-story, replace all roofing, complete exterior remodel, and repaving the driveway, and 50 cubic yards of fill grading. The project will result in a 3,433 square foot structure which is 82% of the maximum allowable FAR. Staff Hearing officer approval of a modification to encroach into the front yard setback is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

*****SCHEDULED RECESS FROM 5:35 P.M. UNTIL 5:55 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2109 MOUNT CALVARY RD****A-1 Zone**

(5:55) Assessor's Parcel Number: 021-073-017
Application Number: MST2007-00454
Owner: Kurt H. and Carole Kinzel
Architect: James LeCron

(Proposal to demolish an existing 2,556 square foot house and 400 square foot attached garage and construct a new three-story single-family residence on the 1.1 acre lot in the Hillside Design District. The proposed 6,209 square foot residence includes an attached 732 square foot three-car garage, 92 square foot workshop, and 985 square foot unfinished basement. The proposal is 113% of the maximum guideline FAR.)

(Site Concept Review will precede review of architecture.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1568 LAS CANOAS RD****A-1 Zone****(6:30)**

Assessor's Parcel Number: 021-082-032
 Application Number: MST2007-00474
 Owner: Robert E. and Alyce E. Parsons
 Architect: Dawn Sherry

(Proposal for a new 4,468 square foot two-story single-family residence including 730 square foot three-car garage on a 63,581 square foot lot in the Hillside Design District. The existing house and garage are to be demolished. The proposal is 85% of the maximum guideline FAR.)

(Site Concept Review will precede review of architecture.)

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

SFDB-CONCEPT REVIEW (CONT.)**7. 835 W VALERIO ST****R-2 Zone****(7:05)**

Assessor's Parcel Number: 043-211-001
 Application Number: MST2007-00282
 Owner: Manuel Castro
 Applicant: Ubaldo Diaz
 Architect: Gil Garcia

(Proposal for a 2,309 square foot two-story single-family residence, with an attached 478 square foot two-car garage on a 5,250 square foot lot. The existing one-story 728 square foot residence and attached 271 square foot garage will be demolished. The proposal has a FAR of 0.44.)

(Second Concept Review.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 964 GARCIA RD****E-1 Zone****(7:40)**

Assessor's Parcel Number: 029-261-003
 Application Number: MST2007-00434
 Owner: Robert F. Lint
 Architect: Paul Zink

(Proposal for remodeling and an 851 square foot one-story addition for an existing 2,852 square foot one-story single-family residence on a 21,244 square foot lot in the Hillside Design District. The project includes replacement of the roof and all windows. The project will result in a one-story 3,667 square foot residence including the 450 square foot two-car garage which is 78% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONSENT CALENDAR – SEE SEPARATE AGENDA