



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.

Tuesday, February 19, 2008 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

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

CITY COUNCIL LIAISON: DALE FRANCISCO
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	Master Application & Submittal Fee 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. 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> . Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines. 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. Exterior elevations - showing existing & proposed grading where applicable. . Story Pole Plan - if story poles are required for the project. Topographic Survey - professional survey for sites averaging 15% or more. Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. 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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Site Sections - showing the relationship of the proposed building & grading where applicable. 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. Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

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 Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- **Decisions of the SFDB Consent Calendar 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 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 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 Wednesday, February 13, 2008 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. Call to order.
- B. Roll call.
- C. 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.)
- D. Approval of the minutes of the Single Family Design Board meeting of February 04, 2008.
- E. Consent Calendar. February 4, 2008 and February 11, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

CONCEPT REVIEW - NEW ITEM**1. 1235 MISSION RIDGE RD****E-1 Zone**

(3:15) Assessor's Parcel Number: 019-231-003
 Application Number: MST2007-00627
 Owner: William R. Freudenburg
 Architect: Dennis Thompson

(Proposal to construct one covered, and one uncovered raised deck totaling 780 square feet, add new entry from garage, eliminate one parking space, remodel exterior site walls and gates, replace railings on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence and attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline FAR.)

(PROJECT WAS REFERRED FROM CONSENT CALENDAR. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

SFDB-CONCEPT REVIEW (CONT.)**2. 943 JIMENO RD****E-1 Zone**

(3:45) Assessor's Parcel Number: 029-051-027
 Application Number: MST2007-00398
 Owner: Irwin and Marilyn Carasso Trust
 Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW)**(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)****SFDB-CONCEPT REVIEW (CONT.)****3. 1431 SHORELINE DR****E-3/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 045-185-010
Application Number: MST2007-00358
Owner: Lauren Emma, 2005 Trust
Architect: Brian Nelson

(Proposal for an 804 square foot two-story addition and a 477 square foot second-story deck for an existing one-story 2,511 square foot single-family residence. The existing detached 620 square foot garage will remain on the 15,156 square foot lot. Planning Commission approval of a coastal development permit is requested. The proposed total of 4,213 square feet is 96% of the maximum guideline FAR.)

(THIRD CONCEPT REVIEW.)**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)****SFDB-CONCEPT REVIEW (CONT.)****4. 998 SYCAMORE CREEK LN****A-1 Zone****(4:45)**

Assessor's Parcel Number: 021-050-061
Application Number: MST2007-00507
Owner: Marie Burke
Designer: Susan Sherwin

(Proposal to construct a 5,693 square foot three-story single-family residence including attached 698 square foot three-car garage and 1,039 square foot basement. The proposal includes approximately 3,600 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 5,693 square feet is 73% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-02.)***** SCHEDULED RECESS FROM 5:15 UNTIL 5:35*****

SFDB-CONCEPT REVIEW (CONT.)**5. 2114 RED ROSE WAY****E-3 Zone**

(5:35) Assessor's Parcel Number: 041-251-019
Application Number: MST2007-00638
Owner: Lori A. Daffron
Architect: Dwight Gregory

(Proposal for the addition of a 190 square foot third-story for an existing 1,984 square foot two-story single-family residence on a 4,749 square foot lot in the Hillside Design District. The project includes a 91 square foot balcony at the upper level. The proposed total floor area was recalculated to be 1,822 square feet which is 74% of the maximum FAR.)

(SECOND CONCEPT REVIEW. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 163 LA JOLLA DR****E-3/SD-3 Zone**

(6:05) Assessor's Parcel Number: 041-362-004
Application Number: MST2007-00207
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for alterations to an existing 1,604 square foot one-story single-family residence including altering the sizes and locations of doors and windows, change to shingle siding, alterations to roof edge and eaves, constructing a chimney at the rear of the house, resurfacing driveway with brick, permitting an as-built fence, and interior remodeling. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. Planning Commission approvals of a coastal development permit and of a modification to allow alterations within the interior setback are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A COASTAL DEVELOPMENT PERMIT AND A MODIFICATION.)

SFDB-CONCEPT REVIEW (CONT.)**7. 122 LA PLATA****E-3/SD-3 Zone**

(6:40) Assessor's Parcel Number: 045-211-016
Application Number: MST2004-00823
Owner: Barbara A. Scharf
Agent: Alicia Harrison
Designer: Andrea Walhof
Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(FOURTH CONCEPT REVIEW, SECOND REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

IN-PROGRESS REVIEW**8. 197 LOMA MEDIA RD****E-1 Zone**

(7:15) Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Owner: Molly Diane Houston
Architect: Christine Pierron

(Proposal for new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION 050-07.)

SFDB-CONCEPT REVIEW (CONT.)**9. 2102 GRAND AVE****R-2 Zone**

(7:45) Assessor's Parcel Number: 025-345-003
Application Number: MST2007-00242
Owner: Clarice E. Cornell
Architect: Henry Lenny

(Proposal for a 960 square foot two-story addition, a 130 square foot second-story covered deck, and interior remodeling for an existing 1,872 square foot one-story single-family residence on a 6,025 square foot lot in the Hillside Design District and the Mission Area Special Design District. Staff Hearing Officer approval of a modification for encroachment into the required front yard is requested. The proposed total of 2,832 square feet is 105% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW.)

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

PRELIMINARY REVIEW**10. 3035 PASEO DEL DESCANSO****E-3/SD-2 Zone**

(8:15) Assessor's Parcel Number: 053-192-012
Application Number: MST2007-00154
Owner: Maria Del Carmen and Manuel De Alarcon
Architect: Bill Poehler

(Proposal for a two-story 2,462 square foot single-family residence, which includes an attached 480 square foot two-car garage. The existing one-story 781 square foot residence and 211 square foot, one-car garage on the 6,841 square foot lot will be demolished. Staff Hearing Officer approval of a modification was approved to provide non-conforming open yard area. The proposed total 2,462 square feet is slightly under 85% of the maximum FAR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION 005-08.)

I. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA