



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.

Organized Site Visit: 129 Calle Bello. Board members are requested meet at 2:00 p.m. 630 Garden St. No public testimony will be taken, however the public may attend. Call 564-5470 for information.

Monday, April 28, 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	<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 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 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**, Planning Technician II at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

NOTICE:

1. That on Tuesday, April 22, 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 April 14, 2008.
- E. Consent Calendar: April 21, and April 28, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

SFDB-CONCEPT REVIEW (CONT.)**1. 129 CALLE BELLO****A-2 Zone**

(3:15) Assessor's Parcel Number: 015-340-005
 Application Number: MST2007-00193
 Owner: Oscar Ball
 Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1930 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

(3:45) Assessor's Parcel Number: 045-100-011
 Application Number: MST2008-00057
 Owner: Scott H. Wiscomb
 Architect: David Vanhoy

(Proposal for a new 3,882 square foot two-story single-family residence including a 718 square foot three-car garage. The proposal includes an attached 422 square foot secondary dwelling unit on the 14,212 square foot lot located in the appealable jurisdiction of the coastal zone. The existing 1,559 square foot single-family residence and garage is to be relocated or demolished. The proposed total of 3,883 square feet is 91% of the maximum FAR. Planning Commission approval of a modification for garage to exceed 500 square feet and approval of a Coastal Development Permit are requested.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1915 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 045-100-044

Application Number: MST2008-00175

Owner: S. Dempsay; E. Klemperer; and D. Webster

Designer: Jason Grant

(Proposal to construct an 810 square foot second-floor addition, and 88 square foot first-floor addition to an existing 2,198 square foot one-story residence including attached 463 square foot two-car garage. The proposal includes 428 square feet of covered and uncovered decks and a 84 square foot balcony. The project is located on a 9,962 square foot (net) lot located in the appealable jurisdiction of the Coastal Zone. The proposed total of 3,096 square feet is 84% of the maximum FAR. Planning Commission approval of a coastal development permit is requested.)

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

MISCELLANEOUS DISCUSSION ITEM

(4:55) Updated Single Family Residence Design Guidelines and Single Family Design Board Guidelines.

***** SCHEDULED RECESS FROM 5:25 UNTIL 5:45 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**4. 1294 BEL AIR DR****E-1 Zone****(5:45)**

Assessor's Parcel Number: 049-231-002

Application Number: MST2008-00159

Owner: Peter and Celia Miko

Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story, single-family residence, including 507 square foot attached garage. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,333 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

(SECOND CONCEPT REVIEW. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1565 LAS CANOAS RD****A-1 Zone**

(6:15) Assessor's Parcel Number: 021-110-032
 Application Number: MST2008-00056
 Owner: Steven F. Coombs
 Applicant: Steve Coombs
 Designer: Robert Trimble

(Proposal to construct 1,220 square feet of basement and first- and second-story additions to an existing one-story 1,809 square foot single-family residence including garage. The proposal includes demolition of the existing 448 square foot attached garage and the construction of a new 748 square foot attached garage at the basement level. Also included is a 72 square foot loggia, 397 square feet of additions to open and covered exterior decks, and grading consisting of 390 cubic yards of cut within the main building footprint and 217 cubic yards of cut and fill outside the footprint. The project is located on a 38,000 square foot lot in the Hillside Design District. The calculated total square footage of 3,588 includes a 50% reduction for area partially below grade, resulting in a project that is 73% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 49 SANTA TERESITA WY****A-1 Zone**

(6:45) Assessor's Parcel Number: 055-030-065
 Application Number: MST2008-00158
 Owner: Lauri Deanne Hamer
 Landscape Architect: Charles McClure

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Approximately 750 cubic yards of imported fill is proposed on the 4.6 acre lot in the Hillside Design District.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 079-99.)

PRELIMINARY REVIEW**7. 1527 DOVER RD****E-1 Zone****(7:15)**

Assessor's Parcel Number: 019-194-001
Application Number: MST2007-00574
Owner: Prosites Communications, Inc
Architect: Doug Reeves

(Proposal to demolish a single-family residence destroyed by fire and construct a new two-story 3,591 square foot single-family residence including detached 497 square foot two-car garage. The project is located on a 13,804 square foot lot in the Hillside Design District. The proposed FAR is just below 85% of the maximum. Staff Hearing officer approval of a modification for the garage to encroach into the side yard setback was approved on 2/27/08.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 812 ALSTON LN****A-2 Zone****(7:50)**

Assessor's Parcel Number: 015-120-021
Application Number: MST2008-00157
Owner: Melville H. Haskell Jr. Revocable Trust
Architect: Kirk Gradin

(Proposal to construct a 462 square foot two-car garage and a 1,256 square foot one story addition to an existing 783 square foot detached accessory structure to create a new single-family residence on a newly subdivided 40,059 square foot lot in the Hillside Design District. The proposed total of 2,501 square feet is 51% of the maximum guideline FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 041-07.)

I. Adjournment.**CONSENT CALENDAR – SEE SEPARATE AGENDA**