



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, June 23, 2008

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: 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 OF REVIEW SUBMITTAL CHECKLIST (See ABR 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 <u>folded plans</u> 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> |
| PRELIMINARY REVIEW | 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 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><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 22.68 and with adopted ABR 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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. 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 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 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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. That on June 19, 2008 at 4:00 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.
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 June 09, 2008.

C. Consent Calendar.

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

Assign a SFDB representative and alternate to review changes to the Mission Canyon Plan Design Guidelines with City Staff and attend the City Planning Commission hearing of the Mission Canyon Plan and Guidelines on Thursday July 10th.

E. Subcommittee Reports.

F. Possible Ordinance Violations.

SFDB-CONCEPT REVIEW (CONT.)**1. 724 LAS CANOAS PL****A-1 Zone****(3:15)**

Assessor's Parcel Number: 021-030-040

Application Number: MST2008-00136

Owner: Dennis and Susan Chiavelli Trustees

Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence and the construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a modification was granted to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 041-08.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 281 SCHULTE LN****A-1 Zone**

(3:45) Assessor's Parcel Number: 055-230-002
Application Number: MST2008-00264
Owner: Mohammed Moharram

(Proposal for a 3,939 square foot two-story single-family residence including attached 528 square foot two-car garage on a 1.83 acre vacant lot. A modification is requested for encroachment of the structure into the front setback on Schulte Lane. The proposed total of 3,939 square feet is 72% of the maximum guideline FAR.)

(Site Concept Review will precede a concept review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2290 LAS TUNAS RD****A-1 Zone**

(4:20) Assessor's Parcel Number: 019-072-014
Application Number: MST2008-00262
Owner: Donald Oas
Agent: Sophie Calvin

(Proposal for a 134 square foot first-floor addition, a 580 square foot second-story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

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

*****SCHEDULED RECESS FROM 4:55 UNTIL 5:15 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 243 SANTA CATALINA****E-3/SD-3 Zone**

(5:15) Assessor's Parcel Number: 045-162-007
Application Number: MST2008-00259
Architect/Owner: Chris Cottrell

(Proposal for a new 409 square foot second-story and major remodeling of the first floor for an existing 1,511 square foot single-family residence with attached one-car carport. The project includes a 256 square foot attached garage and 213 square foot attached carport in tandem configuration, demolition of an existing 104 square foot accessory building, a new detached 117 square foot accessory building, and a 2.2 kilowatt photovoltaic system on the roof of the house. The project is located on a 6,323 square foot lot. The proposed total of 1,890 square feet is 68% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**5. 492 LA CUMBRE RD****E-3/SD-2 Zone**

(5:50) Assessor's Parcel Number: 057-170-057
 Application Number: MST2007-00563
 Architect: David Lavender
 Applicant: Guner Tatum
 Owner: Robert Hart

(Proposal for new two-story 2,611 square foot single-family residence including attached 487 square foot two-car garage. The project is located on a 7,501 net square foot vacant lot. The 2,611 square foot proposed total is 85% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 26 WADE CT**

(6:20) Assessor's Parcel Number: 047-091-037
 Application Number: MST2008-00080
 Owner: Vatter Family Trust 12/11/00
 Agent: Jessica Grant
 Architect: Poirier and David

(Proposal for a new, approximately 4,800 square foot, three-story house including basement, three-car garage, and a pool on a vacant 1.2 acre lot with 54% average slope. The proposal includes 4,150 cubic yards of cut and 250 cubic yards of fill grading for structures, pool, and driveway. A Vacant Site Concept review for structure, pool, and driveway placement will precede a Concept Review of the architecture.)

(Vacant Site Concept Review will precede review of architecture. Comments only; project requires environmental assessment.)

PRELIMINARY REVIEW**7. 644 CALLE RINCONADA****E-3/SD-2 Zone**

(6:55) Assessor's Parcel Number: 053-063-010
 Application Number: MST2006-00111
 Owner: Kenneth and Jane Hahn Family Trust
 Architect: Paul Zink

(Revised proposal for the addition of 650 square feet of living space on the first and second floors of an existing 1,703 square foot one-story, single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 470 square foot two-car garage. A zoning modification was approved for encroachment of the garage into the interior yard setback. The resulting two-story single-residence totaling 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

CONSENT CALENDAR – SEE SEPARATE AGENDA