



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, August 04, 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - 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: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - 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 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. 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 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 July 31, 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 July 21, 2008.

C. Consent Calendar.

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

E. Subcommittee Reports.

F. Possible Ordinance Violations.

CONCEPT REVIEW**1. 281 SCHULTE LN****A-1 Zone**

(3:15) Assessor's Parcel Number: 055-230-002
Application Number: MST2008-00264
Owner: Mohamed 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.

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

CONCEPT REVIEW (CONTINUED)**2. 2447 CALLE LINARES E-1 Zone**

(3:45) Assessor's Parcel Number: 041-411-013
 Application Number: MST2008-00291
 Owner: Donna Silva
 Architect: Bryan Pollard

Proposal for a 725 square foot addition of a new lower level and stair, for an existing two-story 1,978 square foot, single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District 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**3. 3649 CAMPANIL DRIVE A-1 Zone**

(4:15) Assessor's Parcel Number: 047-102-032
 Application Number: MST2008-00326
 Owner: John and Barbara Johnson
 Architect: David Ferrin
 Architect: John Femske

Proposal for a new 5,664 square foot, two-story, single-family residence, including 772 square foot three-car attached garage, on a 3.25 acre lot, in the Hillside Design District. The proposal includes 991 cubic yards of cut, and 613 cubic yards of fill grading. The proposed total of 5,664 square feet is 90% of the maximum guideline FAR.

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

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**4. 1327 CRESTLINE DR E-1 Zone**

(4:50) Assessor's Parcel Number: 049-252-005
 Application Number: MST2008-00325
 Owner: Jorge Escamilla
 Architect: Jose Luis Esparza

Proposal for a new 1,226 square foot second-story, and a 68 square foot first-floor addition, for an existing 1,945 square foot one-story, single-family residence including an attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.

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

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 541 MOUNTAIN DR****A-1 Zone**

(5:45) Assessor's Parcel Number: 021-103-007
Application Number: MST2008-00320
Owner: Friden Family Trust
Architect: Bill Wolf

(Proposal for a new 909 square foot second-story and a 223 square foot first-floor addition for an existing 1,701 square foot one-story single-family residence including the existing 436 square foot attached two-car garage. The project includes a 60 square foot half-bath addition to the existing 179 square foot detached accessory structure to be relocated out of the setback, a 70 square foot addition to the garage, a 120 square foot upper deck, a 56 square foot lower deck, and permit the as-built front site wall and entry gate. Staff Hearing Officer approvals of modifications are requested to allow additions and alterations to encroach into the front and side setbacks and to allow the existing 6 foot high site wall and the entry gate to exceed 3.5 feet in height at the front of the property. The proposed total of 3,142 square feet on the 1/2 acre lot in the Hillside Design District is 67% of the maximum guideline FAR.)

(Comments only; project requires Staff Hearing Officer approval of modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1651 SYCAMORE CANYON RD****A-1 Zone**

(6:20) Assessor's Parcel Number: 019-290-001
Application Number: MST2007-00121
Owner: Assad Mora
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 933 E HALEY ST

R-2 Zone

(6:55) Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela D. Rosas
Designer: Robert Ramos

(Proposal to add a 980 square foot second story and a 71 square foot balcony. The existing 1,830 square foot one-story single-family residence including attached 535 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,810 square feet is 105% of the maximum guideline FAR.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA