

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 22.69 and with adopted SFDB 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- **APPEALS:** 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, extension 3308. 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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at mbedard@SantaBarbaraCa.gov. Our office hours are 8:30 A.M. to 4:00 P.M., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify 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. On Wednesday, February 22, 2012, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 A.M. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

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 **February 13, 2012**.
- C. Consent Calendar: **February 21, 2012; and February 27, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

FINAL REVIEW**1. 910 CAMINO VIEJO RD****A-2 Zone**

(3:10) Assessor's Parcel Number: 015-060-046
 Application Number: MST2005-00344
 Owner: CV Investments, LLC
 Architect: Banyan Architects
 Applicant: Don Gragg

(Proposal to construct a new 3,641 square foot, two-story single-family residence on a 1.3 acre vacant lot in the Hillside Design District. The proposal also includes an attached 857 square foot garage and a 400 square foot swimming pool, for a total of 4,498 square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under the main building footprint, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,498 square feet is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission Review for zoning modifications (Resolution No. 025-06).)

(Final Approval is requested. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. Project Design Approval was granted on June 6, 2011.)

PROJECT DESIGN REVIEW**2. 3439 CAMPANIL DR****A-1 Zone**

(3:35) Assessor's Parcel Number: 047-101-011
Application Number: MST2011-00416
Owner: Klinkon Family Trust
Architect: Dennis Thompson

(Proposal to construct a 310 square foot one-story addition to an existing 5,873 square foot two-story single-family residence located on a 44,431 square foot lot in the Hillside Design District. The existing residence includes a 1,896 square foot basement, third-story loft, and an attached 582 square foot garage. The project includes a net 99 square foot addition to an existing 415 square foot deck. A 371 square foot accessory structure exists on site and is proposed to remain. The revised proposal results in a total of 6,554 square feet and is 131% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design & Final Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on January 3, 2012.)

PROJECT DESIGN REVIEW**3. 652 RICARDO AVE****E-1 Zone**

(4:00) Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,044 square feet is 65% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 005-12. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

PROJECT DESIGN REVIEW**4. 1482 LOU DILLON****A-2 Zone**

(4:30) Assessor's Parcel Number: 015-202-048
 Application Number: MST2012-00003
 Owner: Terence and Angela Becerra
 Architect: Eisenbeiz Design Studio
 Landscape Architect: Sam Maphis

(Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, and removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.)

(Third review. Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 056-03. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on January 30, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 909 CALLE CORTITA****E-1 Zone**

(5:00) Assessor's Parcel Number: 041-176-015
 Application Number: MST2011-00353
 Owner: George and Deanna Gregg Living Trust

(Revised proposal for 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The original proposal included a 519 square foot addition at the rear which resulted in an uninhabitable understory area below the addition. This revised proposal now includes the understory as an additional 480 square feet of habitable square footage, thus resulting in the total proposed 999 square feet of one- and two-story additions. A total of 29 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 97% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission review for a requested floor area modification.)

(Second concept review. Comments only; project requires Planning Commission review for a floor area modification. The project was last reviewed on February 13, 2012.)

*** THE BOARD WILL RECESS FOR 20 MINUTES AT 5:40 P.M., AND RECOVENE AT 6:00 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1431 SHORELINE DR****E-3/SD-3 Zone**

(6:00) Assessor's Parcel Number: 045-185-010
 Application Number: MST2012-00011
 Owner: Lauren Emma Trust
 Architect: Brian Nelson

(Proposal for alterations and additions to an existing one-story, 2,534 square foot, single-family residence, with an existing detached 620 square foot two-car garage/accessory structure to remain, located on a 15,156 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes demolition and reconstruction of approximately 714 square feet, a new 732 square feet one-story addition, and a new 252 square foot roof terrace. The proposed total of 3,886 square feet is 89% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 218 SAN CLEMENTE****E-3/SD-3 Zone**

(6:35) Assessor's Parcel Number: 045-152-018
 Application Number: MST2012-00038
 Owner: Lennart and Barbara Colombana Trustee
 Architect: Carlos Grano

(Proposal for demolition of an existing one-story, 1,013 square foot single-family residence, and construction of a new two-story 1,836 square foot single-family residence and an attached 424 square foot two-car garage. The proposed total of 2,260 square feet, located on a 6,000 square foot lot, is 84% of the maximum floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 492 LA CUMBRE RD****E-3/SD-2 Zone**

(7:10) Assessor's Parcel Number: 057-170-057
 Application Number: MST2012-00039
 Owner: Hart Family Trust
 Applicant: Eric Swenumson
 Owner: David Scott

(Proposal to construct a new 1,396 square foot two-story single-family residence and an attached 487 square foot two-car garage located on a vacant 7,501 square foot parcel. The proposed total of 1,883 square feet is 62% of the maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1533 SHORELINE DR****E-3/SD-3 Zone****(7:40)**

Assessor's Parcel Number: 045-182-014

Application Number: MST2012-00046

Owner: Anina Davenport Revocable Trust

Architect: James Zimmerman

(Proposal to construct a 1,229 square foot second story addition and a 700 square foot "as-built" bluff-side, circular tiled patio to an existing 2,074 square foot residence with a 345 square foot attached two-car garage located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Project also includes a major façade remodel, a 92 square foot, one-story addition and interior remodel. The proposed total of 3,740 square feet is 85% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit and requested modifications. The proposal will address the violations in ZIR 2011-00381.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit and zoning modifications.)

CONSENT CALENDAR – SEE SEPARATE AGENDA