



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, July 16, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
WILLIAM MAHAN
GARY MOSEL
DENISE WOOLERY
PAUL ZINK

PLANNING COMMISSION LIAISON: STELLA LARSON
CITY COUNCIL LIAISON: (To be appointed)

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

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. 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 and Final approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal 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. The scope of this project may be modified under further review.**

- **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 Thursday, July 19, 2007 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. Election of Officers.
- B. 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.)

- C. Announcements, requests by applicants for continuances and withdrawals, and future agenda items.
- D. Possible Ordinance Violations.

CONCEPT REVIEW – CONTINUED ITEM

1. 1727 SANTA BARBARA ST

E-1 Zone

(3:20)

Assessor's Parcel Number: 027-111-017
 Application Number: MST2006-00529
 Owner: Richard A. Suding and Mary Gougeon Trust
 Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has a site square footage of 3,731 and a floor-to-lot-area ratio of 0.37.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE 85% THE MAXIMUM SQUARE FOOTAGE OF 3,775.)

CONCEPT REVIEW - CONTINUED ITEM**2. 1512 PORTESUELLO AVE**

E-1 Zone

(3:50) Assessor's Parcel Number: 049-262-005
Application Number: MST2007-00051
Owner: Mehran and Nahid Mobrem
Agent: Eric Swenumson

(Proposal for remodeling and additions to an existing 1,993 square foot two-story single-family residence with attached 353 square foot two-car garage on a 23,780 square foot lot in the Hillside Design District. The proposal includes first-floor additions of 311 square feet and a second-floor addition of 855 square feet. Modifications were approved for second-story remodeling in the front and interior setbacks. The proposal has a site square footage of 3,512 and floor-to-lot-area ratio of 0.15.)

(Second Concept Review. First review was at ABR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 034-07)

CONCEPT REVIEW - CONTINUED ITEM**3. 1030 ARBOLADO RD**

E-1 Zone

(4:20) Assessor's Parcel Number: 019-220-031
Application Number: MST2006-00644
Architect: Blackbird Architects
Owner: Steven Buchanan

(Proposal for 2,755 square feet of additions to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,783 square feet of living space, a 154 square foot addition to the garage, an 819 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading. The proposal has a site square footage of 6, 156 and a floor-to-lot-area ratio of 0.29.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE THE GUIDELINE MAXIMUM SQUARE FOOTAGE OF 4,706.)

CONCEPT REVIEW – CONTINUED ITEM**4. 1538 SHORELINE DR**

E-3/SD-3 Zone

(4:50) Assessor's Parcel Number: 045-181-025
Application Number: MST2006-00714
Owner: Steven L. and Brooke E. Chilcott
Architect: Tom Jacobs

(Proposal to construct a 2,368 square foot two-story single-family residence and 411 square foot attached garage, and to demolish the existing 702 square foot one-story single-family dwelling. The project is located on a 6,566 net square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal has a site square footage of 2,779 and a floor-to-lot-area ratio of 0.42.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

******* SCHEDULED RECESS FROM 5:20 P.M. UNTIL 5:40 P.M. *******

CONCEPT REVIEW - NEW ITEM – Public Hearing**5. 15 W PUEBLO ST**

E-3 Zone

(5:40) Assessor's Parcel Number: 025-191-004
Application Number: MST2007-00220
Owner: Michael P. and Kerry C. Harrington

(Proposal to demolish 558 square feet at the rear of an existing 1,528 square foot single-family residence and construct a 1,245 square foot two-story addition. The existing detached one-car garage will remain. The proposal will result in a two-story single-family residence totaling 2,568 square feet including garage on the 9,242 square foot lot for a proposed floor-to-lot-area ratio of 0.28.)

(Action may be taken if sufficient information is provided)

CONCEPT REVIEW – CONTINUED ITEM**6. 537 MEIGS RD**

E-1 Zone

(6:10) Assessor's Parcel Number: 035-112-010
Application Number: MST2007-00102
Owner: CLDMJA Realty, LLC
Architect: David Winitzky

(Proposal to construct a 1,954 square foot one-story single-family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single-family residence and attached 497 square foot two-car garage. The proposal has a site square footage of 2,539 and a floor-to-lot-area ratio of 0.06)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

CONCEPT REVIEW – CONTINUED ITEM**7. 133 W MOUNTAIN DR**

A-1 Zone

(6:40) Assessor's Parcel Number: 021-061-024
Application Number: MST2007-00070
Owner: James E. Moore
Architect: Jim Armstrong

(Proposal to construct a two-level 4,004 square foot single-family residence with a detached 499 square foot accessory art studio building, 440 square foot attached carport, two swimming pools, 170 cubic yards of grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposal has a site square footage of 4,503 and a floor-to-lot-area ratio of 0.03)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)

CONCEPT REVIEW - NEW ITEM – Public Hearing**8. 1109 GARCIA RD**

A-1 Zone

(7:10) Assessor's Parcel Number: 029-282-009
Application Number: MST2006-00765
Owner: Kevin Roy Cheesman
Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposal would result in 3,085 square feet of structures on the one acre lot for a proposed floor-to-lot-area ratio of 0.07.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)