



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, October 29, 2007 **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: GRANT HOUSE
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 require 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 agenda 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.
- **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, October 25, 2007 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 October 15, 2007.
- E. Consent Calendar: October 22, 2007, and October 29, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

FINAL REVIEW**1. 2131 RED ROSE WAY****E-3 Zone**

(3:15) Assessor's Parcel Number: 041-252-045
Application Number: MST2007-00332
Owner: Sylvio Cunha
Architect: Emilio Casanueva

(Proposal to construct a 1,777 square foot two-story single-family residence and an attached 400 square foot two-car garage. The existing 960 square foot house on the 5,500 square foot lot will be demolished. The proposed total of 2,177 is 85% of the maximum FAR.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 2102 GRAND AVE****R-2 Zone**

(3:50) Assessor's Parcel Number: 025-345-003
Application Number: MST2007-00242
Owner: Clarice E. Cornell
Architect: Henry Lenny

(Proposal for a 94 square foot first-floor addition, a 689 square foot second-story addition and interior remodeling for an existing 1,872 square foot one-story single-family residence on a 6,086 square foot lot in the Hillside Design District and the Mission Area Special Design District. Staff Hearing officer approval of modifications for encroachments into the required open yard area and the required front yard are requested. The proposed total of 2,655 square feet is 98% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1221 LAS CANOAS LN****A-1 Zone**

(4:25) Assessor's Parcel Number: 021-090-004
Application Number: MST2007-00488
Owner: Daniel Waldman
Applicant: Bob Easton
Architect: Bob Easton

(Proposal to construct a new swimming pool, a 1,200 square foot terrace, a 446 square foot unenclosed shade/storage structure, 150 linear feet of retaining walls, an outdoor shower, fire pit, barbeque, spa, and approximately 212 cubic yards of cut and fill grading to be balanced on site. The existing 3,495 square foot two-story single-family residence is located on a 2.6 acre lot in the Hillside Design District.)

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

IN-PROGRESS REVIEW**4. 3834 LA CUMBRE HILLS LN****E-3/SD-2 Zone**

(5:00) Assessor's Parcel Number: 057-170-009
Application Number: MST2007-00226
Owner: Deborah D. Hart
Owner: Matt Benwitt
Architect: Peter Ehlen

(Proposal for a new two-story 3,356 square foot single-family residence including an attached 674 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. A modification to allow a garage in excess of 500 square feet was approved by the Staff Hearing officer. The proposed total of 3,356 square feet is 83% of the maximum FAR.)

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

***** THE BOARD WILL RECESS FROM 5:35 P.M. UNTIL 5:55 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 112 ONTARE HILLS**

(5:55) Assessor's Parcel Number: 055-160-058
Application Number: MST2007-00430
Owner: Wade and Jil Crang
Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR.)

(SITE CONCEPT REVIEW WILL PRECEDE REVIEW OF ARCHITECTURE.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 101 ONTARE HILLS LN****E-1 Zone**

(6:30) Assessor's Parcel Number: 055-160-062
Application Number: MST2007-00440
Owner: Joshua and Diane Lynn
Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR.)

(SITE CONCEPT REVIEW WILL PRECEDE REVIEW OF ARCHITECTURE.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1266 SAN MIGUEL AVE****E-3/SD-3 Zone**

(7:05) Assessor's Parcel Number: 045-050-023
Application Number: MST2007-00459
Owner: Jonni Collins
Applicant: Brian McAdams
Architect: Alliance Design Group

(Proposal to construct a 408 square foot second-story addition, a 116 square foot first-floor addition, and a 509 square foot second-story deck to an existing 1,051 square foot one-story single-family residence with an attached 228 square foot one-car garage located on a 6,000 square foot lot in the Hillside Design District. The proposed total of 1,803 square feet is 67% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**8. 111 BURTON CIR****R-4/SD-3 Zone**

(7:40) Assessor's Parcel Number: 033-063-007
 Application Number: MST2007-00227
 Owner: Paul and Jill Cook
 Architect: Ted Meeder
 Applicant: Ted Meeder
 Agent: Larry Carbone

(Proposal to convert a 1,714 square foot two-story duplex into a 1,647 square foot two-story single-family residence and attached 453 square foot two-car garage on a 3,405 square foot lot. The project consists of exterior alterations and additions of 42 square feet of living space and 386 square feet of garage space. The proposal includes the abatement of violations regarding as-built garage space converted to habitable space. The proposal would result in a FAR of 0.67.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

FINAL REVIEW**9. 1512 PORTESUELLO AVE****E-1 Zone**

(8:15) 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.)

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

I. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA