



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, December 10, 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 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 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, December 06, 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 November 26, 2007.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

DISCUSSION ITEM

- 1. Acceptability of vinyl windows

SFDB-CONCEPT REVIEW (CONT.)**2. 1967 STANWOOD DR****A-1 Zone**

(3:15) Assessor's Parcel Number: 019-050-002
Application Number: MST2007-00081
Owner: Dinning, Ronald B
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one story addition to an existing single family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. The proposed total of 1,982 square feet is 41% of the maximum guideline FAR.)

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

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 421 DIBBLEE AVE****R-4 Zone**

(3:45) Assessor's Parcel Number: 037-112-001
Application Number: MST2007-00524
Owner: Timothy G. Milham
Architect: Steve Hausz

(Proposal to demolish a 451 square-foot non-conforming detached two-car garage and replace it with a 471 square-foot two-car garage with a 319 square-foot second-story accessory space. The existing 1,548 square-foot two-story single-family residence on the 4,880 square-foot lot will remain. The total proposed square-footage of 2,338 is 97% of the maximum guideline FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1642 CALLE CANON****A-2 Zone**

(4:20) Assessor's Parcel Number: 041-140-008
Application Number: MST99-00606
Agent: James Staples
Owner: Carolyn Maguire
Architect: Jan Hochhauser
Contractor: Russell Banko Design and Construction

(Proposal for a tentative subdivision of two existing lots into five new residential lots, with associated street improvements on Calle Canon. A new private access road, private driveways and Fire Department turnaround are anticipated to require approximately 3,600 cubic-yards of cut and 2200 cubic-yards fill grading, multiple retaining walls of varying heights are proposed. One oak tree is proposed to be removed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 210 MEIGS RD****E-3/SD-3 Zone**

(5:05) Assessor's Parcel Number: 045-110-011
Application Number: MST2006-00476
Owner: Mary Stevens Trustee (For) Steven
Architect: Pete Ehlen

(Proposal for a five lot subdivision to include street improvements and grading. No structures are proposed at this time. The project requires a General Plan amendment, Local Coastal Plan amendment, zone change, and a lot line adjustment between three existing lots referred to as 216 and 290 Lighthouse Road and 210 Meigs Road.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1635 MIRA VISTA AVE****E-1 Zone**

(6:00) Assessor's Parcel Number: 019-090-031
 Application Number: MST2006-00097
 Owner: Michael S. Millhollan
 Architect: Bill Wolf

(Proposal to reconfigure a driveway and attached 546 square foot two-car garage for entry facing the street. The project includes 99 cubic yards of grading and construction of a retaining wall up to 10 feet high. The existing 3,617 square-foot one-story single-family residence including garage is located on a 16,628 square-foot lot in the Hillside Design District. Staff Hearing officer approval is requested for a modification to allow a retaining wall to exceed 3.5 feet high in the front setback.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 492 LA CUMBRE RD****E-3/SD-2 Zone**

(6:35) Assessor's Parcel Number: 057-170-009
 Application Number: MST2007-00563
 Owner: Robert Hart
 Architect: Pete Ehlen

(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 proposed total square-footage of 2,611 is 85% of the maximum FAR.)

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

PRELIMINARY REVIEW**8. 1943 GRAND AVE****R-2 Zone**

(7:10) Assessor's Parcel Number: 025-344-004
 Application Number: MST2007-00015
 Owner: Gerald Constantine and Janean Comati
 Architect: Jeff Shelton
 Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,968 square-foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square-foot one-car garages, and 284 square feet of roof decks. The proposed total square footage of 3,085 is 104% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(First review at SFDB, project was reviewed once at ABR.)

SFDB-CONCEPT REVIEW (CONT.)**9. 730 COOK AVE****R-2 Zone****(7:50)**

Assessor's Parcel Number: 043-243-018

Application Number: MST2007-00447

Owner: Joseph C. and Genevieve H. Franco Trustees

Architect: Larry Graves, Alliance Design Group

(Proposal to construct a new 2,053 square foot two-story single family residence including attached 425 square-foot two-car garage on a vacant 5,135 square foot lot. The proposed total square footage of 2,053 is 83% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**PRELIMINARY REVIEW****10. 1141 HARBOR HILLS DR****E-1 Zone****(8:15)**

Assessor's Parcel Number: 035-314-004

Application Number: MST2007-00438

Owner: Joyce Holliday Fahlman, Trustee

Architect: Amy Taylor

Owner: Nancy Engstrom

(Proposal for an 808 square foot addition and remodel for an existing one-story 3,353 square-foot single-family residence on a 10,062 square-foot lot in the Hillside Design District. The project includes repair of the foundation and the addition of a lower level under the rear of the residence. The proposed total square-footage of 3,757 (counting 1/2 the basement) is 100% of the maximum FAR.)

I. Adjournment.**CONSENT CALENDAR – SEE SEPARATE AGENDA**