



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, September 17, 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 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, September 13, 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. 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 Tuesday, September 4, 2007.
- C. Consent Calendar.
 1. Ratify the Consent Calendar of Monday, September 10, 2007.
 2. Ratify the Consent Calendar of Monday, September 17, 2007.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

SFDB-CONCEPT REVIEW (CONT.)

1. 614 N VOLUNTARIO ST

R-2 Zone

(3:15) Assessor's Parcel Number: 031-190-034
 Application Number: MST2007-00412
 Owner: Jose Luis Perez
 Architect: Jose Esparza

Proposal to add a 495 square foot second-floor addition to an existing two-story 2,038 square foot single-family residence. The project will result in a 2,533 square foot single-family residence including the 475 square foot two-car garage on the 5,850 square foot lot. The proposal has a FAR of 0.43 and is 95% of the maximum guideline FAR.

(Referred from Consent Calendar)

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

PRELIMINARY REVIEW

2. 853 CALLE CORTITA

E-1 Zone

(3:50) Assessor's Parcel Number: 041-176-020
 Application Number: MST2007-00178
 Owner: John C. Lawrence
 Architect: Christopher Manson-Hing

Proposal for additions to an existing 1,382 square foot single-family residence. The proposal includes conversion of 339 square feet of under-story to habitable space, a 46 square foot front entry addition, and rebuilding an existing 399 square foot two-car garage. The project is located on a 6,507 square foot lot in the Hillside Design District. Approval of a modification for improvements to the reconstructed garage in the front-yard setback is requested. The proposal has a floor-to-lot-area ratio of 0.33.

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 059-07.)

SFDB-CONCEPT REVIEW (CONT.)**3. 3825 LA CUMBRE HILLS LN****E-3/SD-2 Zone****(4:25)**

Assessor's Parcel Number: 057-170-042
 Application Number: MST2007-00044
 Owner: John and Marcia Briggs

Proposal for remodeling and additions to an existing 1,254 square foot single-family residence with an attached 418 square foot garage on an 8,000 square foot lot. The proposal includes converting an existing 336 square foot second-story deck to habitable space, a 192 square foot addition, a 45 square foot deck, and a 382 square foot workshop at the lower level. The 2,582 square foot proposed total has a FAR of 0.32 and is 81% of the maximum FAR.

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

(Second Review. First review was at ABR.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 625 N VOLUNTARIO ST****R-2 Zone****(5:00)**

Assessor's Parcel Number: 031-184-010
 Application Number: MST2007-00416
 Owner: Jose Luis and Guadalupe Martinez
 Architect: Patricio Nava

Proposal to construct a 764 square foot two-story addition and a 293 square foot roof deck to an existing 1400 square foot one-story single-family residence with an attached 400 square foot garage. The proposal includes demolition of 41 square foot entry to the existing residence. The proposal will result in a 2,523 square foot two-story residence with an attached two-car garage on an approximate 4,984 square foot lot. The 2,523 square foot proposed total has a FAR of 0.50 and is 103% of the maximum guideline 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. 129 CALLE BELLO****A-2 Zone****(5:55)**

Assessor's Parcel Number: 015-340-005
 Application Number: MST2007-00193
 Owner: Oscar Ball
 Designer: Ubaldo Diaz

Proposal to remove an unpermitted storage shed and deck and to construct a new detached one-story 500 square foot accessory structure at the same location with a new 310 square foot observation deck. The proposal includes removal of the existing Allan Block walls and construction of new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 3924 CAMELLIA LN****E-3/SD-2 Zone****(6:30)**

Assessor's Parcel Number: 057-222-017
 Application Number: MST2007-00397
 Owner: Richard and Maria Macabio
 Architect: Bryan Pollard

Proposal for a new 347 square foot second-story addition to an existing 2,202 square foot one-story residence with a two-car garage. Also proposed on this 7,015 square foot lot is a second-story, 39 square foot balcony. The proposal would result in a floor-to-lot-area ratio of 0.36.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 943 JIMENO RD****E-1 Zone****(7:05)**

Assessor's Parcel Number: 029-051-027
 Application Number: MST2007-00398
 Owner: Irwin and Marilyn Carasso Trust
 Architect: Jeff Gorrell

Proposal to construct a 1,100 square foot second-story addition, a 1,045 square foot one-story addition, convert 257 square feet of existing lower level floor area to crawl space, a new pool and 637 square foot pool deck to an existing single-family residence located in the Hillside Design District. The proposal will result in a 4,386 square foot two-story home which includes an attached two-car garage. A modification is proposed to expand the garage into the required front-yard setback in order to meet the minimum interior dimensions. The proposal has an FAR of 0.21 and is 93% of the maximum guideline FAR.

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

SFDB-CONCEPT REVIEW (CONT.)**8. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone****(7:40)**

Assessor's Parcel Number: 045-131-002
 Application Number: MST2007-00020
 Owner: Wesley E. Sizer, Family Trust
 Architect: Paul Robert

Revised proposal for a new two-story 4,900 square foot single-family residence which includes a 500 square foot basement and 700 square foot attached two-car garage on a 24,589 square foot lot. The existing 1600 square foot residence and garage will be demolished. The proposal includes 500 square feet of accessory structures, a swimming pool, driveway, and 400 cubic yards total of cut and fill grading under the building footprint. The proposal has a FAR of 0.22.

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

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

SFDB-CONCEPT REVIEW (CONT.)**9. 1394 SHORELINE DR****E-3/SD-3 Zone****(8:15)**

Assessor's Parcel Number: 045-193-021

Application Number: MST2007-00344

Owner: Kristiaan D`Haese

Architect: Paul Zink

Proposal to construct a new two-story 3,067 square foot house and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the coastal zone. The proposed total of 3,567 square feet has a FAR of 0.36 and is 98% of the maximum FAR.

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

(THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM FAR.)

CONSENT CALENDAR – SEE SEPARATE AGENDA