



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, January 07, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: MARK WIENKE, Chair
 CHRISTOPHER MANSON-HING, Vice-Chair
 CLAY AURELL
 JIM BLAKELEY
 GARY MOSEL
 RANDY MUDGE
 DAWN SHERRY
 PAUL ZINK

CITY COUNCIL LIAISON: GRANT HOUSE
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - 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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - 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><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> 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 review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - 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 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 22.68 and with adopted ABR 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Preliminary and Final Single Family Design Board of Review 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 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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. That on January 03, 2008 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. 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 December 24, 2007.**C. Consent Calendar.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****F. Possible Ordinance Violations.****G. Election of Chair and Vice Chair for 2008.****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1609 ORAMAS RD****E-1 Zone**

(3:15) Assessor's Parcel Number: 027-152-012
Application Number: MST2007-00630
Owner: Thomas E. Schmidt

(Proposal to enclose an attached 80 square foot outdoor patio within the existing building footprint. The existing 2,220 square foot two-story single-family residence with attached two-car garage is legally-non-conforming as to the required interior yard setback. The project is located on a 5,000 square foot lot in the Hillside Design District. The proposed square footage is 94% of the maximum FAR. Approval of a modification to allow enclosure of the space within the interior setback is requested and the project's FAR above 85% and building height above 25 feet requires a FAR modification at Planning Commission.)

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

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

PRELIMINARY REVIEW**2. 730 COOK AVE****R-2 Zone****(3:25)**

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 of 2,053 square feet is 83% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

SFDB-CONCEPT REVIEW (CONT.)**3. 112 ONTARE HILLS****A-1 Zone****(3:55)**

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.)

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

SFDB-CONCEPT REVIEW (CONT.)**4. 101 ONTARE HILLS LN****E-1 Zone****(4:25)**

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. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

(Third Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED; PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

SFDB-CONCEPT REVIEW (CONT.)

5. 1568 LAS CANOAS RD

A-1 Zone

(4:55)

Assessor's Parcel Number: 021-082-032
Application Number: MST2007-00474
Architect: Dawn Sherry
Owner: Robert E. and Alyce E. Parsons

(Proposal for a new 4,468 square foot two-story single family residence including 730 square foot three-car garage on a 63,581 square foot lot in the Hillside Design District. The existing house and garage are to be demolished. The proposal is 85% of the maximum guideline FAR.)

(Third Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

-----SCHEDULED BREAK 5:25 TO 5:45-----

SFDB-CONCEPT REVIEW (CONT.)

6. 421 DIBBLEE AVE

R-4 Zone

(5:45)

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 proposed total square footage of 2,338 is 97% of the maximum guideline FAR.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1110 DEL SOL AVE****E-3/SD-3 Zone**

(6:15) Assessor's Parcel Number: 045-062-012
Application Number: MST2007-00611
Owner: Hazard Family Trust 6/11/03
Architect: Kathy Hancock

(Proposal for a new 306 square foot second story, a 277 square foot first-floor addition, a new 448 square foot two-car garage, a 105 square foot front porch, and demolish the existing 191 square foot garage. The existing 1,519 square foot single family residence is located on a 7,600 square foot lot. The proposed total of 2,550 square feet is 82% of the maximum FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

SFDB-CONCEPT REVIEW (CONT.)**8. 133 W MOUNTAIN DR****A-1 Zone**

(6:50) Assessor's Parcel Number: 021-061-024
Application Number: MST2007-00070
Architect: Alex Pujo
Owner: James E. Moore

(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.)

(Third Concept Review)

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

SFDB-CONCEPT REVIEW (CONT.)**9. 1431 SHORELINE DR****E-3/SD-3 Zone****(7:25)**

Assessor's Parcel Number: 045-185-010
Application Number: MST2007-00358
Owner: Emma, Lauren 2005 Trust
Architect: Brian Nelson

(Proposal for an 866 square foot two-story addition and a 477 square foot second-story deck for an existing one-story 3,131 square foot single family residence. The existing detached 620 square foot garage will remain on the 15,156 square foot lot. Planning Commission approval of a coastal development permit is requested. The proposed total of 4,617 square feet is 105% of the maximum guideline FAR.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

CONSENT CALENDAR – SEE SEPARATE AGENDA